

JULY, 2004

CURRENT PROJECTS LISTING

[This document is available online at www.placer.ca.gov/planning/projlist.htm]

Placer County Planning Department
11414 "B" Avenue, Auburn, CA 95603
(530) 886-3000

84 LUMBER EXPANSION (3782)

Project Description: Proposal to modify the existing use with an expansion of two storage buildings on the adjacent parcel as an accessory use to the existing 84 Lumber facility. The expansion consists of the construction of an 18,000 sf storage building with a 2,000 sf loading dock on the west side of the parcel; a 6,000 sf storage building on the east side of the parcel with paved area adjoining the two buildings for pick up, loading and storage. Proposal includes rezoning the parcel to C3, the same zoning as the existing facility.

Project location: Adjacent to the southeast corner of the existing 84 Lumber site located off of Highway 49 and Dry Creek Road, Auburn.

APN: 051-220-003

Acreage: Approximately 3

Zoning: INP-DC

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: R&B Engineering, Inc., 1161 High Street, Auburn, CA 95603 (530) 823-8420

Owner: Pierce Hardy Limited Partnership, 1019 Route 519, Building #5, Eighty Four, PA 15330 (724) 228-3636

Status: Project approved by the Planning Commission on July 8, 2004.

County Staff: Susan Maggi, Planning Department; Stephanie Holloway, Department of Public Works

A & A STEPPING STONE, PHASE II (EIAQ-3837)

Project Description: Proposal to use the existing buildings and paved area for outdoor storage of building material and trucks for parking and transporting said material on 2± acres of the site.

Project Location: 10290 Ophir Road, Newcastle

APN: 040-200-028

Total Acreage: 6.7

Zoning: INP-Dc

Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: AR Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: Keith Arellano, 10291 Ophir Rd., Newcastle, CA 95656 (530) 886-3251

Status: Second submittal due from applicant July 15, 2004.

County Staff: Leah Gastman, Planning Department; Phil Frantz, Department of Public Works

ALPINE VILLAGE APARTMENTS (EIAQ-3747)

Project Description: Change in use from motel rental to 31-unit apartment monthly rentals.

Project location: 235 Alpine Meadows Road, Tahoe City

APN: 095-050-042

Acreage: 1.6

Zoning: C1-Ds, RS-Ds

Community Plan Area: Placer County General Plan

MAC area: North Tahoe RAC

Applicant/Owner: William L. Gamble, 621 Chapman Ave., Corta Madera, CA 94925

Status: Approved by the Planning Commission June 24, 2004.

County Staff: Allen Breuch, Planning Department; Stephanie Holloway, Department of Public Works

ALTA CROSS WATER COLLECTION (EIAQ-3819)

Project Description: Proposal to develop three springs for the commercial collection, storage and transporting of spring water. The three springs are located on APN 063-440-003. The spring water will be piped to a storage tank area located in the northwest corner of the parcel via a 4" gravity pipeline. Water will then be transported via an existing easement across APN 063-410-008 and 063-440-001 to a truck loading area on APN 063-410-007. A tanker truck will enter the loading area, be filled via a hose stored on site in a 10x12 foot equipment building. A maximum 12 trucks a day, carrying 6,500 gallons each, will be served by this facility.

Project location: 101 and 103 Morton Rd., Alta, CA

APN: 063-410-007, 063-440-003

Acreage: 20.86 and 46

Zoning: RF

Community Plan Area: Placer County

MAC area: None

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Alta Cross Industries, PO Box 914, Alta, CA 95701 (530) 389-8488
Status: Mitigated Negative Declaration review ends July 14, 2004.
County Staff: Bill Combs, Planning Department; Michael Foster, Department of Public Works

ANDERSON CONSTRUCTION STORAGE BUILDING (EIAQ-3787)

Project Description: Proposed construction of a 3500 sq. ft. building to house construction equipment, tools and supplies.

Project location: 123680 Locksley Lane, Auburn

APN: 052-020-023

Acreage: Approximately 1

Zoning: INP-Dc

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant/Owner: Patrick Anderson, 16533 Sandra Ct., Grass Valley, CA (530) 271-7391

Status: Fourth submittal due from applicant August 2, 2004.

County Staff: Sherry Conway, Planning Department; Michael Foster, Department of Public Works

ANTONIO MOUNTAIN RANCH SPECIFIC PLAN (EIAQ-3400)

Project Description: Proposed 4,918,168 sq. ft. of industrial area to be developed through the year 2015.

Project location: Northeast corner of Athens and Fiddymont Road

APN: 021-280-010, 021, 022

Total Acreage: 843±

Zoning: F-DR-B-X-80-SP

Community Plan Area: Sunset Industrial

MAC area: None

Applicant: Terrance E. Lowell & Assoc., 1528 Eureka Rd Ste 100, Roseville, CA 95661, (916) 786-0685

Owner: Antonio Mountain Ranch Partnership, 1299 Fourth St., San Rafael, CA 94901, (415) 456-8839

EIR Consultant: North Fork Associates

Status: County waiting for concurrence from applicant to prepare Final EIR; project may be significantly modified based on a conversation with potential buyer and pending meeting with resource agencies. Unreasonable delay identified, applicant put on notice to provide direction for the EIR Consultant to proceed in the preparation of a Final EIR by April 30, 2004. County agreed to extend the deadline to receive the requested information until August 1, 2004.

County Staff: Paul Thompson, Planning Department; Michael Foster, Department of Public Works

ATWOOD 20 (PSCP-T20040006)

Project Description: 17-lot Planned Development.

Project location: North side of Atwood Road, Auburn

APN: 051-120-007

Total Acreage: 19.5+

Zoning: RS-AG-B-40, PD 1.0

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: Morton & Pitalo, 1788 Tribute Rd., Ste. 200, Sacramento, CA 95815 (916) 927-2400

Owner: Frenda F. Pallay, 5329 Crest Line Drive, Foresthill, CA 95631 (530) 367-2192

Status: Second submittal due from applicant August 2, 2004.

County Staff: Sherri Conway, Planning Department; Robert Vrooman, Department of Public Works

ATWOOD 80 (EIAQ-3804)

Project Description: 61-lot residential subdivision, 40,000+ sq. ft. lots.

Project location: Atwood Road, North Auburn

APN: 051-070-009

Total Acreage: 79+

Zoning: RS-AG-B40, PD 1.0

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288

Owner: Atwood Ranch LLC, 220 Sacramento St., Auburn, CA 95603 (530) 887-1700

Status: Notice of Preparation review ends August 2, 2004.

County Staff: Charlene Daniels, Planning Department; Robert Vrooman, Department of Public Works

AUBURN HIGHWAY 49 AND ROCK CREEK ROAD RETAIL CENTER (EIAQ-3827)

Project Description: Proposes phased commercial center. Phase I - 36,100 sq. ft.±, Phase II - 57,500 sq. ft. ±.
Project location: Rock Creek Road and Highway 49
APN: 052-030-048
Total Acreage: 13.1
Zoning: CPD-DC, CPD-DC-FH
Community Plan Area: Auburn/Bowman
MAC area: North Auburn
Applicant: A.R. Associates, 275 Nevada Street, Auburn, CA 95603 (530) 888-1288
Owner: Robert Wenzel, 12624 Cambridge Dr., Saratoga, CA 95070 (408) 257-2734
Status: Second submittal due from project applicant October 22, 2004.
County Staff: Charlene Daniels, Project Planner; Robert Vrooman, Department of Public Works

AUBURN KENNEL (EIAQ-3716)

Project Description: Proposal to use and permit an existing kennel facility for boarding dogs and cats.
Project location: 5190 Bell Road, Auburn
APN: 076-020-012
Acreage: 12.8
Zoning: F-B-X 10
Community Plan Area: Auburn/Bowman
MAC area: North Auburn
Applicant/Owner: Jon and Julie VonKahle, 5190 Bell Road, Auburn, CA 95602 (530) 888-9125
Status: Project approved by the Zoning Administrator May 15, 2004. Appealed to the Planning Commission, hearing scheduled for July 22, 2004.
County Staff: Gary Winegar, Planning Department; Stephanie Holloway, Department of Public Works

AUBURN-FOLSOM ROAD WIDENING

Four lane widening and traffic signals on Auburn Folsom Road between Douglas Road and the Sacramento County line.
Contact: Ed McCarthy, Department of Public Works
Status: Approved by the Board of Supervisors on June 22, 2004.
MAC area: Granite Bay
County Staff: Gina Langford, Planning Department; David Price, Department of Public Works

AUBURN RAVINE/COON CREEK ECOSYSTEM RESTORATION PROJECT

The purpose of this project is to prepare a watershed plan for the two watersheds. The overall objective of the program is to: 1) protect and restore habitat, 2) protect watershed integrity, 3) improve water quality, 4) improve the ecological functioning of the two watersheds, and 5) remove or reduce the total number of primary stressors affecting the watershed. The Draft Report has been completed and can be viewed on the County's website:
<http://www.placer.ca.gov/planning/legacy/ar-cc-erp/auburn-ravine-coon-creek-erp.htm>
Staff Planner: Edmund Sullivan.

BAKER RANCH COMPLEX (EIAQ-3722)

Project Description: Proposed two-story equipment repair facility with mini-mart, gas station and office space. Proposal is approximately 4100 sq. ft. with 1230 sq. ft. covered fuel area.
Project location: 28345 Foresthill Rd., Foresthill, CA 95631
APN: 064-150-009
Acreage: 1.67
Zoning: Cs-Dh
Community Plan Area: Foresthill
MAC area: Foresthill Forum
Applicant/Owner: BR-Complex. LLC, 701 Dexter Ave. N, Ste. 111, Seattle, WA 98109 (206) 282-8616
Status: Fourth submittal due from applicant July 16, 2004.
County Staff: Susan Maggi, Planning Department; Phillip Frantz, Department of Public Works

BARNUM MECHANICAL OFFICE/WAREHOUSE BUILDING (PMPA-T20040334)

Project Description: Three new buildings for office and warehouse use.
Project Location: 10390 Ophir Road.
APN: 040-111-033, 040-220-039
Total Acreage: 3.75±
Zoning: C3-UP-Dc
Community Plan Area: Ophir

MAC Area: Newcastle/Ophir

Applicant: Brent Collins, Catalyst Construction, 1495 Nichols Dr., Rocklin, CA 95865 (916) 626-3344

Owner: Tom Barnum, PO Box 377, Newcastle, CA 95658 (916) 652-7223

Status: Comments due on initial review August 9, 2004.

County Staff: Leah Rosasco, Planning Department

BLUE OAKS PROFESSIONAL CENTER (EIAQ-3825)

Project Description: Proposed professional center containing approximately 39,000 sq. ft. (13 separate buildings) of medical and professional office space.

Project location: Southwest corner of Blue Oaks Drive and Education Street, Auburn

APN: 051-180-078

Acreage: 3.4

Zoning: OP-RM-Dc

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Blue Oaks Apartments, Attn: Ron Baumgarten, 4168 Douglas Blvd., Ste. 200, Granite Bay, CA 95746 (916) 773-0700

Status: Second submittal due from applicant August 9, 2004.

County Staff: Gary Winegar, Planning Department; Richard Kai, Department of Public Works

BLUE OAK RANCH ROAD GRADING PERMIT (DGP-T3232)

Project Description: Grading and paving of approximately 11,500 linear feet of existing ranch roads and approximately 3,000 linear feet of new road and driveway to improve access to 21 existing legal parcels.

Project location: End of Mears Road and Crummy Way off Mt. Vernon Road west of Auburn.

APN: 026-210-003; 026-080-058, 057, 006, 016

Acreage: 780+

Zoning: F-B-X-10 acre minimum and F-B-X-50 acre minimum

Community Plan Area: Placer County

MAC area: None

Applicant: BOR Properties, LLC, c/o Paul Aronowitz, 200 Auburn Folsom Rd., Ste. 305, Auburn, CA 95603 (530) 823-9736

Owner: J.J.D. Properties, Ltd., c/o Paul Aronowitz, 200 Auburn Folsom Rd., Ste. 305, Auburn, CA 95603 (530) 823-9736

Status: Negative Declaration review ends July 5, 2004.

County Staff: Leah Rosasco, Planning Department; Michael Foster, Department of Public Works

BOEGER COMMERCIAL BUILDINGS (EIAQ-3807)

Project Description: Proposal to remove the existing buildings and construct 44,400 sq. ft. of new commercial buildings/closed storage and 8200 sq. ft. outdoor storage area.

Project location: 77 Apple Court, Applegate and Crother Road

APN: 073-170-042, 058

Acreage: 3

Zoning: C2-Dc

Community Plan Area: Weimar/Applegate

MAC area: Weimar/Applegate/Colfax

Applicant: AR Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: Robert Boeger, P.O. Box 495, Applegate, CA 95703 (530) 885-1139

Status: Project on hold pending correction of violation.

County Staff: Gary Winegar, Planning Department; Stephanie Holloway, Department of Public Works

BROOK AVENUE PARKING FACILITY (PDSA-T20040102)

Project Description: Proposed construction of a 20-space parking lot.

Project location: 8445 Brook Avenue, Kings Beach

APN: 090-122-019

Acreage: 12,500 sq. ft.

Zoning: Kings Beach Community Plan SPA 7

Community Plan Area: Kings Beach

MAC area: North Tahoe

Applicant/Owner: Placer County Redevelopment Agency, 11493 B Avenue, Auburn, CA 95603 (530) 886-2188

Status: Second submittal due from applicant July 12, 2004.

County Staff: Steve Buelna, Planning Department; David Price, Department of Public Works

BUSHNELL GARDEN NURSERY (PREA-T20040129)

Project Description: Proposed rezone from R-A-B-20 to F-B-20 to reflect the existing historic plant nursery and to facility expansion to allow a variety of accessory uses that are incidental to the nursery; proposed use permit to recognize the existing legal, non-conforming use nursery including retail sales and an accessory landscape installation business in support of plant growing and sales; accessory uses that are incidental to the plant growing use; waiver of sidewalk and landscape frontage improvements along the Douglas Boulevard frontage.

Project location: 5255 Douglas Blvd., approximately 1.5 miles east of Sierra College Blvd on the north side of Douglas Blvd. at Monterey Pine Place, west of Berg Street, Granite Bay

APN: 048-081-035, 054, 055, 058

Acreage: 15.7

Zoning: RS-B-20

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant/Owner: Bushnell Landscape Industries, Inc., 8455 Monterey Pines Place, Granite Bay, CA 95746 (916) 768-0123

Status: Second submittal due from applicant July 19, 2004.

County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

BUTLER ROAD PARCEL MAP (EIAQ-3822)

Project Description: Proposal to create one additional lot. Project includes extensive grading.

Project location: 6091-6111 Butler Road, Penryn

APN: 032-111-003

Acreage: 7.1

Zoning: RA-B-100

Community Plan Area: Horseshoe Bar/Penryn

MAC area: Penryn

Applicant/Owner: David Brilliant, 6395 Butler Rd., Penryn, CA 95663 (916) 663-3263

Status: Second submittal due from project applicant August 10, 2004.

County Staff: George Rosasco, Planning Department; Mike Foster, Department of Public Works

CABRAL RANCH SUBDIVISION (PSUB-T20040008)

Project Description: 12-lot single-family residential development, 40,000 sq. ft. minimum.

Project location: West of Cook-Riolo Road between Baseline Road and Cirby Way.

APN: 023-240-031

Acreage: 12.5

Zoning: RS-AG-B-40, PD 1

Community Plan Area: Dry Creek/West Placer

MAC area: West Placer

Applicant: Morton & Pitalo, Inc., 1788 Tribute Road, Suite 200, Sacramento, CA 95815 (916) 927-2400

Owner: THM Homes, LLC, 1752 Grouse Run Circle, Roseville, CA 95747

Status: Second submittal due from applicant August 2, 2004.

County Staff: Tom Thompson, Planning Department; Phil Frantz, Department of Public Works

CAL NEVA RESORT TIMESHARE PROJECT (PCPB-T20040230)

Project Description: Addition of 54 timeshare units, a health spa, restaurant, and parking garage.

Project Location: Cal Neva Resort, 9962 Stateline Road, Brockway, CA 96143

APN: 090-304-012, 090-305, 015 & 016

Acreage: Total 13.7 (4.05 California)

Zoning: PAS 032

Community Plan Area: North Stateline/Casino Core

MAC Area: North Tahoe RAC

Applicant/Owner: Charles P. Bluth, PO Box 368, Crystal Bay NV 89402 (775) 832-4000

Status: Comments due on initial review July 7, 2004.

County Staff: Allen Breuch, Planning Department; Robert Vrooman, Department of Public Works

CANNONSHIRE PARCEL MAP (PMLD-T20040282)

Project Description: Proposal to create 3 potential building sites on property with biological resources.

Project Location: Southeast corner of Peach Lane and Cannonshire Lane, Loomis

APN: 037-103-020

Total Acreage: 10.29
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar
MAC Area: Horseshoe Bar
Applicant: AR Associates, 275 Nevada Street, Auburn CA 95603 (530) 888-1288
Owner: Patrick Schank, 4305 Freeport Blvd. (916) 215-8454
Status: Comments due on initial review July 26, 2004.
County Staff: George Rosasco, Planning Department

CANO PARCEL MAP (EIAQ-3823)

Project Description: Proposed minor land division and variance to the minimum lot size in order to create 3 parcels.
Project location: Peach Drive, Loomis
APN: 037-103-024
Acreage: 4.7
Zoning: RA-B-100
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Penryn
Applicant: Initial Point, Inc., 140 Litton Dr., Ste 230, Grass Valley, CA 95945 (530) 477-7177
Owner: Cindi Cano, 3871 Peach Dr., Loomis, CA 95650 (916) 652-5717
Status: Second submittal due from applicant July 30, 2004.
County Staff: George Rosasco, Planning Department; Mike Foster, Department of Public Works

CEDAR GROVE APARTMENTS (EIAQ-3728)

Project Description: Proposal to develop a 12.5-acre parcel into a 155 unit affordable housing complex. Proposal includes a Community Plan Amendment in order to annex the 12.5-acre parcel into the Tahoe Vista Community Plan area.
Project location: Idlewood Road, Tahoe Vista
APN: 112-050-001
Total Acreage: 12.5
Zoning: PAS 021
Community Plan Area: North Tahoe
MAC area: North Tahoe
Applicant: AHDC, William Spann, 3128 Willow Ave., Ste. 101, Clovis, CA 93612 (530) 269-3744
Owner: Mourelatos Family Limited Partnership, P.O. Box 77, Tahoe Vista, CA 96148, 1-800-273-5298
Lead Agency: Tahoe Regional Planning Agency
Status: EIR/EIS to be prepared. Administrative Draft EIR due November 17, 2004.
County Staff: Bill Combs, Planning Department; Robert Vrooman, Department of Public Works

CHAMBERLIN REZONING (EIAQ-3792)

Project Description: Proposal to rezone property in order to create an additional two lots.
Project location: 397 2nd St., Newcastle
APN: 040-150-023
Acreage: 1.2
Zoning: RSB43
General Plan area: Placer County
MAC area: Newcastle/Ophir
Applicant/Owner: Mark & Katy Chamberlin, 7532 Hardy Ln., Granite Bay, CA 95746 (916) 797-0805
Status: Planning Commission hearing scheduled for July 22, 2004.
County Staff: George Rosasco, Planning Department; Michael Foster, Department of Public Works

CIMARRON RIDGE APARTMENTS (EIAQ-3788)

Project Description: Proposed 184-unit apartment project.
Project location: State Route 49 at Canal Street, Auburn
APN: 038-104-025, 026, 051, 090
Acreage: 16.7
Zoning: CPD-Dc
Community Plan Area: Auburn/Bowman
MAC area: North Auburn
Applicant: A.R. Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288
Owner: LLD & B Limited Partnership, 2280 Grass Valley Hwy., #303, Auburn, CA 95603 (530) 823-2338
Status: Administrative Draft EIR due from consultant September 1, 2004

County Staff: Charlene Daniels, Planning Department; David Price, Department of Public Works

CINCINNATI AVENUE OFFICE/WAREHOUSE (EIAQ-3779)

Project Description: Proposed construction of a 12,000 sq. ft. office/warehouse with a 1400 sq. ft. mezzanine. A future 6000 sq. ft. shop building is proposed in the southeast corner of the property.

Project location: East side of Cincinnati Avenue, 1,050 feet south of Sunset Boulevard

APN: 017-070-035

Acreage: 2.01

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

MAC area: None

Applicant: Production Framing, Inc., 601 Commerce Drive, Suite 100 (916) 773-5255

Owner: Cincinnati Avenue, LLC, P.O. Box 19, Lincoln, CA 95648 (916) 773-5255

Status: Project expired June 10, 2004.

County Staff: Leah Rosasco, Planning Department; Stephanie Holloway, Department of Public Works

CISCO GROVE SUBDIVISION (EIAQ-3765)

Project Description: Proposed subdivision of 68 acres creating 24 lots to occur in four phases.

Project location: Hampshire Rocks Road, Cisco Grove

APN: 066-070-029, 030; 066-290-004, 015

Acreage: 68.51

Zoning: RF-B-X 2.5

Community Plan Area: Placer County General Plan

MAC area: None

Applicant: A.R. Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: James and Gail Gould, P.O. Box 1795, Fair Oaks, CA 95628 (916) 965-9157

Status: Approved by the Planning Commission June 24, 2004.

County Staff: George Rosasco, Planning Department; Mike Foster, Department of Public Works

CLIFF PARCEL MAP AND REZONING (EIAQ-3835)

Project Description: Proposal to rezone the property from RABX 4.6 acre minimum, PD 0.44 to RABX 2.3 acre minimum, PD 0.44 and a parcel map to create 4 lots each 2.3 acres+ in size.

Project location: West side of Lake Forest Drive, adjacent to Sterling Pointe Estates.

APN: 036-140-005

Acreage: 11.9±

Zoning: RA-B-X 4.6 acre minimum, PD 0.44

Community Plan Area: Horseshoe Bar/Penryn

MAC area: Horseshoe Bar

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Jacqueline A Cliff, 322 E. Woodvale Ave., Orange, CA 92865

Status: Second submittal due from applicant August 16, 2004.

County Staff: George Rosasco, Planning Department

COLDSTREAM WATER FACILITY (EIAQ-3665)

Project Description: Proposal to develop an existing commercial well into a source for commercial bottled water. Conditional Use Permit was previously approved for this project and withdrawn by the project applicant. Proposal is to reactivate the project with some modifications.

Project location: Coldstream Valley near Donner Lake

APN: 080-010-011

Acreage: 26+

Zoning: RF-B-X 40

Community Plan Area: Placer County General Plan

MAC area: None

Applicant/Owner: California Cultural Arts Foundation, Walter Harvey, 2111 Garden Hwy. Sacramento, CA 95833 (916) 920-2905

Status: Approved by the Planning Commission August 14, 2003. Appealed to the Board of Supervisors with hearing date pending. Applicant may withdraw his application.

County Staff: Bill Combs, Planning Department; Phillip Frantz, Department of Public Works

COURANCES EVENTS CENTER (EIAQ-3717)

Project Description: Proposed community events center includes three buildings/structures (13,538 sq. ft. building with event rooms, verandahs and outdoor event area and full service kitchen; 2,280 sq. ft. conservatory for additional gatherings; and a 2,160 sq. ft. utility storage and maintenance shop) to be built in 3 phases.

Project location: Penryn Road and Boulder Creek Drive, directly across I-80, east of Penryn Plaza.

APN: 043-074-002

Acreage: 12.4

Zoning: RA-B-X 4.6

Community Plan Area: Horseshoe Bar/Penryn

MAC area: Penryn Advisory Council

Applicant/Owner: Ken Hall (916) 316-2712 and Wilford A. Wright (916) 652-6944, 3551 Silver Ranch Ave., Loomis, CA 95650

Status: EIR required. Contract currently being circulated for signatures.

County Staff: Gina Langford, Planning Department; Robert Vrooman, Department of Public Works

DE LA SALLE UNIVERSITY AND COMMUNITY (EIAQ-3778)

Project Description: The proposal includes a full-service university, high school, residential, commercial and open space areas.

Project Location: North of Baseline Road, east of Brewer Road, west of the future extension of Watt Avenue

APN: 017-100-024, 026, 023; 017-090-025, 024, 026, 047, 048, 049, 050; 017-150-001, 011; 017-130-015, 016

Acreage: Approximately 1,100 acres.

Zoning: F-B-X 80

Community Plan Area: Placer County General Plan

MAC area: None

Applicant: De La Salle Christian Brothers, c/o Kyriakos Tsakopoulos/KT Development, 3300 Douglas Blvd., Ste. 365, Roseville, CA 95661 (916) 774-6622

Owner: Placer 2780, Angelo K. Tsakopoulos, William Cummings, 7700 College Town /Dr., Ste. 101, Sacramento, CA 95876 (916) 383-2500

Status: Application determined incomplete 7/17/03. Contract signed June 28, 2004. Comments due on various sections of the Specific Plan July 9, 2004.

County Staff: Paul Thompson, Planning Department; Phil Frantz, Department of Public Works

DI GIORDANO GRADING PERMIT FOR POND EXPANSION (EIAQ-3831)

Project Description: Proposal to expand the existing pond with an additional 5 acres of pond area (8 feet deep).

Project location: East end of Leavell Lane off Highway 193, East of Lincoln

APN: 021-272-010

Acreage: 56.3

Zoning: FBX 20 acre minimum

Community Plan Area: Placer County

MAC area: Rural Lincoln

Applicant: Surveyors Group Inc, 730 Sunrise Ave., Ste 240, Roseville CA 95661 (916) 789-0822

Owner: Peter Di Giordano, 110 Flochini Cir., Lincoln, CA 95648 (916) 645-1657

Status: Second submittal due from applicant September 24, 2004.

County Staff: George Rosasco, Planning Department; Michael Foster, Department of Public Works

DOUGLAS EVENT CENTER (EIAQ-3815)

Project Description: Proposed 32,300 sq. ft. enclosed structure to accommodate 1200 occupants for the purpose of a neighborhood and community assembly with an adjacent daycare facility to accommodate 50 children. Applicant also proposes to create three 2.3 acre parcels on the southern half of the property.

Project location: South side of Douglas Blvd., approximately 3,000 feet east of Sierra College Blvd., Granite Bay

APN: 048-151-001

Acreage: 17.5

Zoning: RS-AG-B-100, PD 1.0

Community Plan Area: Granite Bay

MAC: Granite Bay

Applicant/Owner: Parlin Development Company/Folsom Oak Tree Ltd, 11354 White Rock Road, Rancho Cordova, CA 95742 (916) 852-8644

Status: Second submittal due from applicant August 24, 2004.

County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

DREISBACH PARCEL MAP (EIAQ-3820)

Project Description: Proposal to subdivide 613± acres into 9 single-family residential parcels with a remainder.

Project location: ¼ mile east from the intersection of Auburn-Foresthill Road and Ponderosa Road.

APN: 073-390-050, 051; 073-261-025, 026; 073-270-001, 004

Acreage: 652±

Zoning: RF-B-x-20, F-B-X 20

Community Plan Area: Foresthill

Applicant: George Wasley Planning & JKL Surveying, 10936 Lovas Ct., Grass Valley CA 95945 (530) 477-7343

Owner: Ronald T. & Marianne Dreisbach, P.O. Box 7509, Oakland, CA 94601 (510) 533-6600

Status: Second submittal of information due from applicant August 30, 2004.

County Staff: George Rosasco, Planning Department; Michael Foster, Department of Public Works

DRY CREEK BUSINESS PARK (EIAQ-3809)

Project Description: One 20,110 sq. ft building for use as a retail/office with ancillary warehouse use.

Project location: 400' west of Dry Creek Road from the northwest corner of Dry Creek and Highway 49.

APN: 076-420-059, 060

Acreage: 95,832 sq. ft.

Zoning: C2-Dc

Community Plan area: Auburn/Bowman

MAC area: North Auburn

Applicant/Owner: Dry Creek Business Park LLC, 735 Sunrise Blvd., Ste. 200, Roseville, CA 95661-4568 (916) 783-3277

Status: Mitigated Negative Declaration sent to applicant for review of mitigation measures.

County Staff: Susan Maggi, Planning Department; David Price, Department of Public Works

DRY CREEK GREENWAY CONCEPT PLAN

Funded through a federal Congestion Mitigation and Air Quality grant. This project will prepare a Master Plan, Environmental Impact Report, and Capital Improvement Plan for the multi-jurisdiction Dry Creek Greenway, a regional open space greenway and park system, that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands, and provides compatible recreational opportunities that do not impact sensitive resources. The study area, consisting of Dry Creek and major tributaries Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek and Linda Creek, is located within the Dry Creek watershed in Southeast Placer County. The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails, from the Sacramento border to the Folsom Lake State Recreation Area. The Draft Concept Plan is available on the web: <http://www.foothill.com/greenway>. Plan Completion date: February 2004. EIR Completion: Late 2004.

Staff Planner: Christopher Schmidt

DRY CREEK WATERSHED RESTORATION, MINERS RAVINE PILOT PROJECT, AND WATER QUALITY MONITORING

The purpose of this project is to reduce the long term sediment load carried by Dry-Creek. The project is divided into three components: (1) a Pilot restoration program for Miners Ravine; (2) a monitoring program to establish baseline conditions for the watershed and assessing the success of the restoration activity, and (3) development of a Dry Creek Watershed Management Plan. The County has received a \$605,400 grant to implement this project. Project Complete.

Staff Planner: Loren Clark and Melissa Batteate

DUNMORE HOMES OFFICE BUILDING (EIAQ-3811)

Project Description: Proposed 25,000 sq. ft. office building and associated site improvements.

Project location: Eastside of Sierra College Blvd., between APN 048-151-081 and Strap Ravine.

APN: 048-151-079

Acreage: 6.36±

Zoning: OP-UP-DC/RS-B-40-PD2.0

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant: Williams and Paddon Architects and Planners Inc., 2237 Douglas Blvd., Ste. 160, Roseville, CA 95661 (916) 786-8178

Owner: Dunmore Homes, 2150 Professional Drive, Suite 150, Roseville, CA 95661 (916) 771-7500

Status: Mitigated Negative Declaration review ends July 14, 2004.

County Staff: Tom Thompson, Planning Department; David Price, Department of Public Works

EAGLEWOOD (EIAQ-3546)

Project Description: Eaglewood is proposed as a Master Plan Community, which includes five mixed residential

categories for a total of 474 dwelling units, including five employee-housing units, an 18-hole golf course, recreation center, park, and village commercial.

Project location: Between the Town of Truckee and the previously approved Lahontan project in the Martis Valley area of Placer County. The primary vehicular access to the site is from Schaffer Mill Road off Highway 267.

APN: 080-060-075

Acreage: Approximately 475

Zoning: RM-PD-6.0, RS-B-20 PD 3.0, RS-B-43, Forestry-DR PD 2.2 and Forestry

Community Plan Area: Martis Valley

MAC area: none

Applicant/Owner: Robert Hayes, 11200 Donner Pass Rd./PMB 115, Truckee 96161; Martis Valley Associates LLC, Mark Richardson, 235 Montgomery St., Ste. 1002, San Francisco, CA 94104

EIR Consultant: PMC

Status: Project approved by the Planning Commission June 24, 2004. Project appealed to the Board of Supervisors, hearing date pending.

County Staff: Bill Combs/Contract: Tom Parilo; Michael Foster, Department of Public Works

EDEN ROCK II (PSRC-T20040090)

Project Description: Proposed Planned Development creating 17 single family residential lots, averaging 1.5 acres in size and one common area lot of approximately 11.2 acres. Proposal includes rezoning a portion of the project site from RA-B-x-4.6 acre minimum to RA-B-X-20 acres minimum, PD 0.44, to eliminate current spot zoning and allow planned development project.

Project location: South of Eden Oaks Circle and Granite Bay Eden Roc Subdivision.

APN: 036-190-070, 071

Acreage: 39.38±

Zoning: RA-B-X-4.6

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95661 (916) 723-0210

Owner: Eden Roc Development LLC, 2998 Douglas Blvd., Ste. 300, Granite Bay, CA 95661 (916) 780-3806

Status: Second submittal due from applicant July 5, 2004.

Project Planner: Gina Langford, Planning Department; David Price, Department of Public Works

FAR EAST PARKING STRUCTURE FOR THE VILLAGE AT SQUAW VALLEY (EIAQ-3707)

Project Description: Proposed four-level concrete parking structure including a maximum of 775 parking stalls.

Project location: Olympic Valley, approximately two miles west of State Highway 89.

APN: 096-220-047, 057, 066, 074

Acreage: 2.80

Zoning: RF, VC & HC

Community Plan Area: Squaw Valley

MAC area: Squaw Valley

Applicant: Intrawest California Holdings, Inc., P.O. Box 3710, Olympic Valley, CA 96146 (530) 584-1000

Owner: Squaw Valley Preserve, Inc., P.O. Box 2007, Olympic Valley, CA 96146 (530) 583-6985

Status: Project expired. Project applicant due to resubmit when wetlands delineation has been completed.

County Staff: Bill Combs, Planning Department; David Price, Department of Public Works

FLORENCE PARCEL MAP PMLD-76094)

Project Description: Proposed Minor Land Division into two parcels. Applicant requests a reduced setback from 50' to 25' from riparian area.

Project Location: Southside of Dick Cook Riolo Road, west and north side of Covenant Court, .6 mile east of Val Verde and 1 mile west of Auburn Folsom Road.

APN: 036-171-055

Total Acreage: 9.78

Zoning: RA-B-X-4.6

Community Plan Area: Rural Estate 4.6-20

MAC Area: Granite Bay

Applicant/Owner: McKay and LaRee Florence, 9734 Rim Rock Cr., Loomis, CA 95650 (916) 772-0580

Status: Comments due on initial review July 6, 2004.

County Staff: George Rosasco, Planning Department; Rebecca Bond, Department of Public Works

FOLEY/PRICE TENTATIVE MAP AND REZONING (EIAQ-3813)

Project Description: Proposal to rezone 17.4 acres from RA-B-X-4.6 to RA-B-100 to allow a four-lot parcel map with minimum lot size of 2.7± acres.

Project location: 10700 Glenview Road., Approximately 2000' south of the intersection of Glenview and Indian Hill Road, Newcastle.

APN: 040-230-012

Zoning: RA-B-X-4.6

Community Plan Area: Placer County

MAC area: Newcastle/Ophir

Applicant: Area West Engineers, Inc., 7478 Sandalwood Dr., Suite 500, Citrus Heights, CA 95621 (916) 725-5551

Owner: Steven Foley and Lauralee Price, 4859 Charter Road, Rocklin, CA 95765 (916) 632-0235

Status: Comments due on second submittal July 9, 2004.

County Staff: George Rosasco, Planning Department; Phil Frantz, Department of Public Works

FOREST RANCH (EIAQ-3656)

Project Description: Proposal includes 2,213 residential units (rural residential parcels, town homes, affordable housing units), of which approximately 1700 would be age restricted (55 years and older); an 18-hole golf course, clubhouse and other recreational facilities; approximately 5 acres for office and professional uses; a 100-unit recreational vehicle park; an equestrian center to provide for the boarding of horses and a staging area for equestrian trail system; approximately 1,128 acres (43%) open space.

Project location: North and east of the community of Foresthill

APN: various

Acreage: 2,615

Zoning: TPZ, RFBX 160, Forestry

General Plan Area: Foresthill Community

MAC: Foresthill Forum

Owner/Applicant: Don Ryan/Forest Ranch Associates, 1735 Crockett Lane, Hillsborough, CA 94010 (650) 344-6123

EIR Consultant: Quad-Knopf

Status: Draft EIR public review ends July 22, 2004.

County Staff: Michael Wells; Contract Planner: Roberta MacGlashan; David Price, Department of Public Works

FORESTHILL DIVIDE COMMUNITY PLAN UPDATE

Project Description: Update of the 1981 Foresthill General Plan. Expands the Community Plan boundaries to 109 sq. miles (approximately 70,000 acres).

Project Location: The new boundaries start at the confluence of the North Fork American River and the Middle Fork American River near Auburn. From there, the boundary extends upstream along the North Fork American River to its intersection with Shirttail Canyon, then upstream along Shirttail Canyon and North Shirttail Canyon to Sugar Pine Dam and along the watershed boundary for Sugar Pine Reservoir until it intersects Elliot Ranch Road. At this point, the Plan boundary is Elliot Ranch Road easterly to its intersection with Foresthill Divide Road, thence northeasterly along the Foresthill Divide Road until it is intersected by the West Branch of Eldorado Canyon. The Plan boundary then proceeds downstream along the West Branch of Eldorado Canyon to its intersection with the North Fork of the Middle Fork American River, and from that point downstream to the confluence of the North Fork of the Middle Fork American River and the Middle Fork American River. From there, the Plan boundary follows the Middle Fork American River downstream to its confluence with the North Fork American River near the Foresthill Bridge.

APN: various

Acreage: 109 sq. miles

Zoning: Residential, Commercial, Industrial, Forest, TPZ, Open Space

Community Plan area: Foresthill

MAC area: Foresthill Forum

Applicant: Placer County Planning Department

EIR Consultant: Quad Knopf

Status: Planning Commission Hearing continued to August 12, 2004.

Staff Planner: Mike Wells, Planning Department; Robert Vrooman, Department of Public Works

FOX HILL LANE ESTATES (EIAQ-3826)

Project Description: Proposal to subdivide the property into 7 rural residential lots ranging in size from 3.8± to 6.3± acres.

Project location: Fox Hill Lane, approximately 850 feet northwest of the intersection of Fox Hill Lane and Uncle Joes Lane, Newcastle.

APN: 031-161-006, 007; 031-470-020

Acreage: 35.7±

Zoning: FBX4.6, PD 0.22

Community Plan Area: Placer County
MAC area: Newcastle Ophir
Applicant: Sunset West Executive Communities, 102 Boxler Ct., Folsom, CA 95630 (916) 849-1231
Owner: Rene Javier, 5029 Carnegie Lane, #205, Sanford, FL 32771
Status: Second submittal due July 26, 2004.
County Staff: George Rosasco, Planning Department; David Price, Department of Public Works

GEORGE COURT PARCEL MAP (EIAQ-3824)

Project Description: Proposal to create one additional building site. Project requires extensive grading.
Project location: George Court off Canyon Way, Colfax/Weimar area
APN: 101-150-028, 101-150-029
Acreage: 6.48
Zoning: F-B-43
Community Plan Area: Weimar/Applegate/Colfax
MAC area: Weimar/Applegate/Colfax
Applicant/Owner: Neil Claiborne, 113 Washington Blvd., Roseville, CA 95678 (916) 783-8700
Status: Comments due on third submittal July 15, 2004.
County Staff: George Rosasco, Planning Department; Michael Foster, Department of Public Works

GOLD COUNTRY KUBOTA TRACTOR EXPANDED SALES YARD AND STORAGE BUILDINGS (EIAQ-3682)

Project Description: Proposed expansion of the sales yard, and the addition of two storage buildings for tire and equipment storage.
Project location: 10230 Ophir Road, Newcastle
APN: 040-200-046
Acreage: 2+
Zoning: INP-Dc
Community Plan Area: Placer County General Plan
MAC: Newcastle/Ophir
Applicant/Owner: Patricia Klauer, 10230 Ophir Rd., Newcastle, CA 95658 (530) 272-7251
Status: Fourth submittal due from applicant July 5, 2004.
County Staff: Paul Thompson, Planning Department; David Price, Department of Public Works

GOULD PARK SITE (PMPA-T20040324)

Project Description: Proposed nature reserve/passive park site.
Project Location: North of the Cisco Grove exit on the north side of I-80 between the South Fork Yuba River and Hampshire Rocks Rd., Cisco Grove
APN: 066-290-004, 015 and 066-070-029, 030
Total Acreage: 17
Zoning: RF-B-X-2.5
Community Plan Area: Placer County
MAC Area: None
Applicant: Placer County, 11414 B Avenue, Auburn, CA 95603 (530) 886-3000
Owner: James & Gail Gould, PO Box 1795, Fair Oaks, CA 95628 (916) 965-9157
Status: Negative Declaration review period ends August 2, 2004.
County Staff: Loren Clark, Planning Department

GRADING FOR POND, 1735 BOOTH ROAD, ROSEVILLE (EIAQ-3726)

Project Description: Proposed Grading Permit to result in a dry pond to mitigate the loss of storm water holding capacity during the 100-year flood.
Project location: 1735 Booth Road, Roseville
APN: 473-080-007
Acreage: 4.9
Zoning: IN-UP-Dc, O
Community Plan Area: Dry Creek-West Placer
MAC: West Placer
Applicant/Owner: Bruce Gillespie, 1615 Bedell Lane, Roseville, CA 95747, (916) 773-6101
Status: Mitigated Negative Declaration sent to applicant for review.
County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

GRANITE BAY COMMUNITY PLAN UPDATE

Project Description: Update of the Community Plan Circulation Elements to reflect the results from the pending Southeast Placer Transportation Study (i.e., eliminating the Rocklin Road Extension), as well as updating the Plans to reflect current population and housing data, current noise standards, stream setback standards, air quality information, and water and wastewater service information. The corresponding Community Plan EIR's are also being updated to reflect today's standards and updated mitigation measures.

Project location: Dick Cook Road to the north, the Sacramento County line to the south, Folsom Lake to the east, and Sierra College Blvd. to the west.

Acreage: 25 sq. miles

Zoning: Residential, commercial, professional office, open space, agricultural.

MAC area: Granite Bay

Status: Final EIR out for public review. Planning Commission hearing date pending.

County Staff: Gina Langford, Planning Department; Phillip Frantz, Department of Public Works

GRANITE OAKS (PSGC-T20040294)

Project Description: Proposed 32 single family custom residential lots.

Project Location: West side of Berg Street, south side of Olive Ranch Road and approximately 1,200 feet north of Douglas Blvd., Granite Bay

APN: 048-081-038, 048-081-052

Total Acreage: 31

Zoning: RS-B-40, RS-B-20

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant/Owner: 2450 Partners LLC, 2540 Douglas Blvd., Ste. 200, Roseville, CA 95661 (916) 783-3300

Status: Comments due on initial review July 23, 2004.

County Staff: Tom Thompson, Planning Department

HALLMARK GARDENS (PCUP-T20040001)

Project Description: Phase 1: construct an Independent Living Facility containing approximately 200 units and 150,000 sq. ft. Phase 2: construct a hotel-conference center containing approximately 100 rooms and 50,000 sq. ft.

Project location: West side of Bowman Road, south of Delores Drive and east of Terry Lane, Bowman area.

APN: 054-143-001, 005, 009, 015; 054-171-008

Acreage: 11+

Zoning: HS-DC

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: Hallmark Gardens of Auburn, LLC, 408 Sunrise Ave., Ste. 8, Roseville, CA 95661 (916) 784-2614;

Monighan Architects, 710 Twelfth S., Sacramento, CA 95814 (916) 448-1901; GW Consulting Engineers, 7447

Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: Kimberly Oregon Realty, Inc., PO Box 1809, Rancho Santa Fe. CA 92067

Status: Second submittal due from applicant August 30, 2004.

County Staff: Gary Winegar, Planning Department; Phil Frantz, Department of Public Works

HANSEN-DAVEY VARIANCE/MINOR BOUNDARY ADJUSTMENT (PVAA-4319)

Project Description: Proposed variance to the minimum lot size requirement of 20 acres. The variance would allow for the reduction of a current 19.61 (APN 255-110-013) acre parcel to 16.30 acres, that will increase an adjacent parcel (APN 255-110-006) from .34 acre to 3.27 acres.

Project location: Intersection of Patent, Jarvis and Todd Valley Road, Foresthill

APN: 255-110-006, 013

Acreage: 19.61 and .34

Zoning: RA-B-X-10 acre minimum and RF-B-X-SP 20 acre minimum, PD 0.05

Community Plan Area: Foresthill

MAC area: Foresthill

Applicant: Maria St. Clair and Scott Hansen, 21200 Todd Valley Rd., #135, Foresthill CA 95631 (530) 367-5117

Owner: Roberta Hansen and Mike Davey, 6511 Jarvis Road, Foresthill, CA 95631 (530) 367-3557

Status: Second submittal due from applicant August 3, 2004.

County Staff: Crystal Paul, Planning Department

HARMON PARK by MYERS HOMES (PSGR-T20040065)

Project Description: Single Family residential, 80 units on 26.5 acres; Manor homes (attached), 60 units on 7 acres;

Senior Apartments, 250 units (may be up to 3 stories in height) on 11.25 acres; Estate lots, 17 units (non-age restricted) on 10.75 acres, 1.5 acre commercial (corner of Bell Road and Richardson Drive), and 27.75 acres of open space.

Project location: Northwest corner of Bell Road and the future extension of Richardson Drive.
APN: 051-180-058, 051-140-056, 051-140-057
Acreage: 94 acres
Zoning: RA-AG-B-40, F 4.6, RS-DL-5, RM-DL-5-Dc PD =8, RM-DL-15
Community Plan Area: Auburn Bowman Community Plan
Mac area: North Auburn
Applicant: Marcus Lo Duca (for Myers Homes), 3286 Fitzgerald Rd, Rancho Cordova, CA 95670 (916)635-9370
Owner: Ronmar Construction Co., Inc., 4020 Sierra College Blvd. Ste#200, Rocklin, CA 95677 (916) 624-6200 x205
Status: Second submittal due from applicant July 2, 2004.
County Staff: Charlene Daniels, Planning Department; Phil Frantz, Department of Public Works

HERITAGE CHURCH BERM REPAIR (EIAQ-3808)

Project Description: Berm repair to stabilize the existing berm.
Project location: Southeast corner of Oak Tree Lane and Highway 193, just east of Lincoln.
APN: 021-273-059
Acreage: 19
Zoning: FBX-20
Community Plan Area: Placer County General Plan
MAC: None
Applicant: Terrance Lowell and Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685
Owner: Heritage Church, P.O. Box 747, Lincoln, CA 95648 (916) 773-9554
Project Status: Negative Declaration review ended June 18, 2004. Grading Permit to be issued.
County Staff: George Rosasco, Planning Department; Michael Foster, Department of Public Works

HIGHLANDS VILLAGE MIXED-USE PROJECT (EIAQ-3785)

Project Description: Proposed mix of affordable senior housing (78 unit-three-story building, underground parking garage), commercial building (4,791 sq. ft), and 25-three story townhouse buildings (50 units).
Project location: 3205 North Lake Blvd., Dollar Hill, Fabian and North Lake Blvd., Tahoe City area
APN: 093-160-076, 077, 078, and 065
Acreage: 12.84
Zoning: PAS 009B
General Plan Area: Tahoe City
MAC area: North Tahoe
Applicant/Owner: Highlands Village, Randy Nahas, 504 W. 5th St., Carson City, NV 89705 (775) 885-8282
Status: Comments due on fourth submittal July 9, 2004.
County Staff: Michael Wells, Planning Department; David Price, Department of Public Works

HIGHWAY 65 SELF-STORAGE/WHITNEY SELF-STORAGE (EIAQ-3777)

Project Description: Proposed 123,500 sq. ft. self-storage facility consisting of six one-story structures (approximately 761 units) totaling 121,915 sq. ft. with 1,585 sq. ft. office and 106 spaces of recreational storage.
Project location: Approximately 600 feet north of the future Whitney interchange between Highway 65 and Industrial Avenue.
APN: 017-081-003, 017-061-020
Acreage: 25.08
Zoning: BP-DC, BP-DC-FH
Community Plan Area: Sunset Industrial
MAC area: None
Applicant: Highway 65 Self Storage LLC, Attn: Mike Brumbaugh, P.O. Box 548, Rocklin, Ca 95677 (916) 624-9202
Owner: WKS Venture 1, LLC, Attn: Curt Kaufman, 2481 Sunrise Blvd., Ste. 100, Gold River, CA 95670 (916) 920-4900
Status: Comments due on sixth submittal July 1, 2004.
County Staff: Paul Thompson, Planning Department; Stephanie Holloway, Department of Public Works

HOME DEPOT (EIAQ-3640)

Project Description: Proposal consists of 106,490 sq. ft. home improvement retail center with a 24,074 sq. ft. outdoor garden center.
Project location: Dewitt center immediately west of Hwy.49, and north of the proposed roadway connector to "F" Ave.
APN: 051-120-010, 042 & 045
Acreage: 10.64
Zoning: CPD-DC, C-3-DC, OP-DR-DC
General Plan area: Auburn/Bowman

MAC area: North Auburn

Applicant: Greenberg Farrow Architecture, 151010 RedHill Ave., #200, Tustin, CA 92780 (714-259-0500)

Owner: Placer County, 11476 "C" Ave., Auburn, CA 95603 (889-7757)

EIR Consultant: URS

Status: Second Administrative Draft EIR due from consultant July 13, 2004.

County Staff: Susan Maggi, Planning Department; Project Planner: Tom Buford (Quad Knopf); Phil Frantz, Department of Public Works

HOMESITES AT SQUAW CREEK #2 (EIAQ-3576)

Project Description: Proposed Planned Development that includes 30 single-family residential home sites, 3-forest recreation parcels, 1 homeowner's park and hiking trails. Project requires approval of a Major Subdivision, General Plan Amendment, and Rezoning.

Project location: Located on a ridge between Olympic Valley and Juniper Ridge Subdivision in Bear Creek Valley.

APN: 095-010-015; 095-060-006, 009, 010, 011, 012, 015 & 016

Acreage: 120.5

Zoning: FR, O, and RS 2.0

General Plan Area: Squaw Valley

MAC area: Squaw Valley

Applicant: Hayes Land Planning Consultants, 263 Nevada St., Auburn, CA 95603 (530) 889-2200

Owner: Squaw Creek Associates, Inc., P.O. Box 3333, Olympic Valley, CA 96146 (530) 550-7555

Status: Second Administrative Draft EIR on hold. Staff awaiting NEPA determination (EA or EIS) from USFS, related to Juniper Mountain Road site access.

County Staff: Michael Wells, Planning Department; David Price, Department of Public Works

HOPE CHURCH AT PLACER CORPORATE CENTER (PMPA-T20040322)

Project Description: Proposed use permit to allow church uses in an existing building.

Project Location: 3785 Placer Corporate Drive, Sunset Industrial area

APN: 017-270-044

Total Acreage: 5.74

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

MAC Area: None

Applicant: Borges Architectural Group Inc., 1512 Eureka Rd., #240, Roseville, CA 95661

Owner: Placer Center LLC, 1512 Eureka Rd., Roseville, CA 95661 (916) 677-2025

Status: Comments due on initial review July 28, 2004.

County Staff: Leah Rosasco, Planning Department

HORSESHOE BAR/PENRYN COMMUNITY PLAN UPDATE

Project Description: Update of the Community Plan Circulation Elements to reflect the results from the pending Southeast Placer Transportation Study (i.e., eliminating the Rocklin Road Extension), as well as updating the Plans to reflect current population and housing data, current noise standards, stream setback standards, air quality information, and water and wastewater service information. The corresponding Community Plan EIR's are also being updated to reflect today's standards and updated mitigation measures.

Project location: South of Newcastle and the City of Auburn, north of the Granite Bay community, west of Folsom Lake, and east of the Town of Loomis and Cities of Rocklin and Roseville.

Acreage: 25 sq. miles

Zoning: Residential, commercial, industrial, open space, agricultural

MAC area: Horseshoe Bar and Penryn

Status: Administrative Final EIR comments due August 9, 2004.

County Staff: Gina Langford, Planning Department; David Price, Department of Public Works

HUGGINS MODULAR HOME (EIAQ-3793)

Project Description: Proposal to merge lots 77 and 78 in order to install a double-wide modular home on a foundation. These lots were created prior to the current zoning and each lot is ¼ acre in size.

Project Location: Riego Townsite - 8260 Madrone, Elverta,

APN: 023-112-005

Acreage: ½ acre.

Zoning: RA-B-X-DR-10 acre minimum

Community Plan Area: Dry Creek/West Placer

MAC area: West Placer

Applicant: James A. Crabtree, 8220 Madrone, Elverta, CA 95626 (916) 991-4864

Owner: Same

Status: EIR required. Appeal Denied by the Planning Commission December 11, 2003. Board of Supervisors hearing scheduled for July 13, 2004.

County Staff: George Rosasco, Planning Department; Stephanie Holloway, Department of Public Works

HUNGARIAN PENTECOSTAL CHURCH (PMPM-T20040371)

Project Description: Proposed 1,610 sq. ft. addition to existing church building for use as a multi-purpose room.

Project Location: 8504 Robie Way, Roseville.

APN: 471-100-006

Total Acreage: 2

Zoning: RS-AG-40

Community Plan Area: Placer County

MAC Area: None

Applicant: Elizabeth James, 8500 Robie Way, Citrus Heights, CA 95610 (916) 721-4721

Owner: Hungarian Pentecostal Church, 8504 Robie Way, Roseville CA 95661 (916) 721-4721

Status: Comments due on initial review July 28, 2004

County Staff: Leah Rosasco, Planning Department

INDIAN CREEK REZONING (EIAQ-3818)

Project Description: Proposed rezoning into Timberland Production Zone (TPZ).

Project location: Approximately two miles South of Iowa Hill on Indian Creek.

APN: 064-050-003, 064-040-041, 064-210-015

Acreage: 141.6

Zoning: RF-B-X-MR-40 acre minimum

Community Plan Area: Placer County

MAC area: Foresthill Forum

Applicant/Owner: Dave and Patricia Kubich, 11099 Mountaineer Trail, Grass Valley, CA 95945 (530) 273-2688

Status: Planning Commission hearing tentatively scheduled for July 22, 2004.

County Staff: Bill Combs, Planning Department; Michael Foster, Department of Public Works

KXCL FM RADIO ANTENNA HEIGHT EXTENSION (EIAQ-3828)

Project Description: Proposal to extend the existing 112 foot tower to 127 feet and install a FM radio antenna which would extend 5 feet above existing tower height.

Project location: Chantry Hill Road, Newcastle

APN: 040-330-005

Acreage: 24

Zoning: RAB100-SP, IN-Dc

Community Plan Area: Business Park, Industrial

MAC area: Newcastle Ophir

Applicant: First Broadcasting Investment Partners LLC, 750 North Street Paul, 10th Floor, Dallas, TX 75201 (214) 855-5586

Owner: Union Pacific Railroad, 1416 Dodge Street, Omaha, NE 68179 (402) 271-5000

Status: Approved by the Zoning Administrator on June 17, 2004.

County Staff: Leah Rosasco, Planning Department; Richard Kai, Department of Public Works

KASSEL'S PROPERTY OFFICE/RESTAURANT (PCPB-T20040218)

Project Description: Two (possibly three) buildings for office and restaurant use with associated parking and improvements.

Project Location: Sierra College Blvd., Granite Bay

APN: 048-151-081

Total Acreage: 1.52

Zoning: OP-UP-Dc

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Williams & Paddon, 2237 Douglas Blvd., Ste. 160, Roseville, CA 95661 (916) 786-8178

Owner: Andrew Kassels, 6030 South Land Park Dr., Sacramento, CA 95822 (916) 421-2200

Status: Comments due on initial review July 6, 2004.

County Staff: Tom Thompson, Planning Department; Rebecca bond, Department of Public Works

KEIL PARCEL SPLIT (PMLD-P76075)

Project Description: Proposal to subdivide 27.44 acres in four parcels.

Project location: Auburn Folsom Road and Lees Lane, Newcastle area
APN: 042-040-093, 092, 091
Acreage: 27.44
Zoning: RA-B-100
Community Plan Area: Placer County
MAC area: Newcastle/Ophir
Applicant/Owner: Robert & Michele Keil, 6175 Seven Cedars Place, Granite Bay, CA 95746 (916) 521-8856
Status: Mitigated Negative Declaration review period ends August 3, 2004.
County Staff: George Rosasco, Planning Department; Richard Kai, Department of Public Works

KEMPER OAKS SUBDIVISION (EIAQ-3802)

Project Description: 24-lot Planned Development
Project location: Southeast intersection at Kemper Road and Bean Road, Auburn
APN: 051-090-031
Acreage: 24.73 acres
Zoning: RS-B-40, PD 1.0
Community Plan Area: Auburn-Bowman
MAC area: North Auburn
Applicant/Owner: Black Stone Development, LLC, 1512 Silica Ave., Sacramento, CA 95815 (916) 338-9370
Status: Comments due on third submittal July 12, 2004.
County Staff: Sherri Conway, Planning Department; David Price, Department of Public Works

KINCAID MINOR LAND DIVISION/GRADING PERMIT (DGP-T3237)

Project Description: Grading on slope in excess of 10%. Grading and culvert installation in drainage.
Project Location: 1635 Lees Lane (access at end of Lakeridge Ct., Auburn)
APN: 042-040-029
Total Acreage: 23.7
Zoning: RAB100
Community Plan Area: Placer County
MAC Area: Newcastle/Ophir
Applicant/Owner: James Brent Kincaid, 22250 Placer Hills Rd., Colfax, CA 95713 (530) 637-1166
Status: Comments due on initial review July 22, 2004.
County Staff: George Rosasco, Planning Department

KINGS BEACH COMMERCIAL CORE IMPROVEMENT PROJECT (EIAQ-3739)

Proposed "main street" beautification project includes modification of the roadway, pedestrian access improvements, water quality improvements, and replacement parking.
Project location: Kings Beach, along the north shore of Lake Tahoe near the California/Nevada state line in Placer County extending from State Route 267 at the western boundary to the intersection of SR 28 and Chipmunk Street at the eastern boundary. Rainbow, Trout, Brook, and Salmon Avenues re additional boundaries to the north, and Lake Tahoe is the project boundary to the south.
Applicant/Owner: Placer County Department of Public Works, 11444 B Ave., Auburn, CA 95603 (530) 889-7615/Caltrans, Placer County, and private owners.
Status: Administrative Draft EIR being prepared by project consultant, Harding ESE. Administrative Draft EIR expected September, 2004±.
MAC area: North Tahoe
Project Contact: Ken Grehm, Department of Public Works
County Staff: Bill Combs, Planning Department; Ken Grehm, Department of Public Works

LA FORTUNE RESIDENCE (EIAQ-3816)

Project Description: Construction of a single family residence, a detached main garage with living space above, a guest house, and a guest garage.
Project location: 3825 N. Lake Blvd., Tahoe City
APN: 0902-100-007
Acreage: 3.5
Zoning: PAS 014
Community Plan Area: North Tahoe
Applicant: Shelton & Associates, PO Box 6356, Tahoe City, CA 96145 (530) 583-2805
Owner: Tom La Fortune, PO Box 30310, Long Beach, CA 90853 (562) 434-7267
Status: Fourth submittal due from applicant June 28, 2004.
MAC area: North Tahoe

County Staff: Steve Buelna, Planning Department; David Price, Department of Public Works

LAHONTAN WILD TROUT RESTORATION PROJECT (PCPC-T20040193)

Project Description: Development of a program for the restoration of Lahontan Cutthroat Trout, camping facilities for no more than 25 persons at one time, a central cooking facility for camping guests, and an amphitheatre.

Project location: Coldstream Valley near Donner Lake

APN: 080-010-011

Acreage: 26

Zoning: R-F-B-X 40

Community Plan Area: Placer County

Applicant/Owner: Walter Harvey, California Cultural Arts Foundation, P.O. Box 1777, West Sacramento CA 95691 (916) 920-2905

Status: Second submittal due from applicant August 9, 2004.

County Staff: Bill Combs, Planning Department; Phil Frantz, Department of Public Works

LIVINGSTON'S CONCRETE (EIAQ-3750)

Project Description: Proposed ready-mix concrete batch plant on approximately 2.5 acres.

Project location: Ophir Road and Geraldson Road, Newcastle/Ophir area of Placer County

APN: 040-271-042

Acreage: 2.5

Zoning: C3-UP-Dc

Community Plan Area: Ophir

MAC area: Newcastle/Ophir

Applicant: Ted Henley, 5416 Roseville Road, North Highlands, CA 95660 (916) 334-4313

Owner: Joan L. Stadel-Kelly, 4300 Blackberry Hill, Auburn, CA 95602 (530) 885-9401

Status: EIR required. Second submittal due from applicant August 11, 2004, to narrow the scope of the EIR.

County Staff: Leah Rosasco, Planning Department; Robert Vrooman, Department of Public Works

LOOMIS RANCH PHASE II (EIAQ-3832)

Project Description: Proposed Phase II (3 parcels: one 4.6 acre and one 10 acre) of previously approved subdivision where map has expired.

Project location: Del Mar Avenue and Clover Ranch Lane

APN: 030-030-070

Acreage: 20

Zoning: RA-B-X-4.6 acre minimum

Community Plan area: Horseshoe Bar/Penryn

MAC area: Horseshoe Bar

Applicant/Owner: Coldwell Construction Inc, 4900 Clover Ranch Lane, Loomis, CA 95650 (916) 652-8771

Status: Mitigated Negative Declaration review end July 7, 2004.

County Staff: Tom Thompson, Planning Department; Phil Frantz, Department of Public Works

MAGGI COUNTRY ESTATES (EIAQ-3798)

Project Description: Proposed 17-18, 2.3 acre residential estates lots.

Project Location: Auburn-Folsom Road approximately midway between the towns of Auburn and Folsom, approximately 500 feet from the intersection of Auburn-Folsom Road and Horseshoe Bar Road.

APN: 037-101-051

Acreage: 46

Zoning: Rural Residential 2.3-4.6 acre minimum

General Plan Area: Horseshoe Bar/Penryn

MAC Area: Horseshoe Bar

Applicant: Lancar Development Inc., Nick Maggi, 11824 Dublin Blvd., Dublin, CA 94568 (925) 551-7435

Owner: Isam Qubiam, 28605 Matadero Creek Ct., Los Altos Hills, CA 94022 (650) 949-1133

Status: Comments due on second submittal July 7, 2004.

County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

MINERS RAVINE NATURE RESERVE RESTORATION PROJECT

Funded under the Dry Creek Watershed Restoration grant, this project is located at the Miners Ravine Nature Reserve on Auburn-Folsom Road in Granite Bay. The Reserve spans 24 acres and contains over 2,000 linear feet of Miners Ravine, a perennial stream. The restoration project will increase the extent and accessibility of floodplain surfaces, remove nonnative plant species including Himalayan blackberry and periwinkle, revegetate portions of the riparian corridor with native plant species, stabilize an eroding sewer line that crosses Miners Ravine, and educate adjacent

landowners of the stream's ecosystem value and function. Project Complete.
Staff Planner: Melissa Batteate and Christopher Schmidt

MUSSETTER DISTRIBUTING FACILITY (EIAQ-3806)

Project Description: Proposed 80,000 sq. ft. wholesaling and distribution facility.

Project location: Lincoln Way and Covey Road, North Auburn

APN: 053-070-050, 051, 054

Acreage: 8.4

Zoning: C3-Dc, RAB100

Community Plan Area: Auburn/ Bowman

MAC area: North Auburn

Applicant: Lichau and Associates, 100 El Dorado St., Auburn (530) 885-7178/GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA (916) 723-0210

Owner: Richard and Kim Mussetter, P.O. Box 5350, Auburn, CA 95603 (530) 885-4913

Status: EIR required.

County Staff: Sherri Conway, Planning Department; Richard Kai, Department of Public Works

NELLIE JO RANCH (EIAQ-3732)

Project Description: Proposed planned residential development containing 80 single family residential lots, ranging in size from 3 to 11.89 acres and averaging 3.73 acres, and 83.08 acres of dedicated open space.

Project location: Northwest of Spring Garden Road, east of Eagle Crest in the Foresthill area.

APN: 258-100-001, 004; 258-150-001, 004; 258-170-018

Acreage: 403.1

Zoning: RF-B-X-20, PD 0.44

Community Plan Area: Foresthill

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, 95621 (916) 723-0210

Owner: George and Geri Grant, P.O. Box 349, Foresthill, CA 95631 (530) 367-2327

Status: EIR required. County currently preparing contract for EIR preparation.

MAC area: Foresthill Forum

County Staff: Susan Maggi, Planning Department; Robert Vrooman, Department of Public Works

NOEL RESIDENCE GRADING (DGP-T3270)

Project Description: Proposed grading permit and to address disturbance to meandering drainage easement.

Project Location: Upper Bell Meadows Subdivision, 3678 Country Meadows Ct., Auburn

APN: 051-320-002

Total Acreage: 1

Zoning: RS-Ag-B-43

Community Plan Area: Auburn/Bowman

MAC Area: North Auburn

Applicant/Owner: Dave & Cheri Noel, 4717 Northglen St., Granite Bay 95746 (916) 791-4809

Status: Comments due on initial review August 2, 2004.

County Staff: Crystal Paul, Planning Department

NORTH SHORE LODGE BUSINESS PARK (EIAQ-3834)

Project Description: Proposal to remove existing motel, manager's unit, and swimming pool and replacing with an approximate 5250 sq. ft. new commercial building.

Project location: 8755 North Lake Blvd., Kings Beach

APN: 090-192-025

Acreage: 18,573 sq. ft.

Zoning: Kings Beach, Special Area 2

Community Plan Area: Kings Beach

Applicant: Kaufman Planning and Consulting, PO Box 253, Carnelian Bay, CA 96140 (530) 546-4402

Owner: Grant Wolf Inc., PO Box 7200, Stateline, NV 89449 (775) 588-4544

Status: Second submittal due from applicant July 14, 2004.

County Staff: Steve Buelna, Planning Department

NORTHSTAR-AT-TAHOE, HIGHLANDS PROJECT (EIAQ-3738)

Project Description: Development of up to 1,450 residential units (condominiums, townhomes, and fractional/timeshare units); a 255-room hotel; and additional 30,000 sq. ft. of skier services; 17,000 sq. ft. of additional residential recreation amenities, including outdoor amphitheatre with grass (capacity for 3,500 people); modifications and relocation of ski trails; and intercept parking lot; Sawmill Heights employee housing, and an employee housing

site.

Project location: Northstar-at-Tahoe resort, south of State Highway 267 and the Town of Truckee, approximately 9 miles north of Lake Tahoe, and 2 miles southeast of the Truckee Airport.

APN: 110-030-061, 064; 110-050-006, 036, 037, 039; 110-080-010, 015, 053, 051; 110-400-005

Acreage: 345

Zoning: TPZ, RS-PD 3.0, Forestry, FOR-PD-15

Community Plan area: Martis Valley

MAC area: None

Applicant/Owner: East West Partners/Northstar Mountain Properties, Attn: Roger Lessman, 1016A Donner Pass Road, Truckee, CA 96161

EIR Consultant: PMC

Status: Cut sheets provided by consultant via email on June 28, 2004.

County Staff: Bill Combs, Planning Department; Phillip Frantz, Department of Public Works

NORTHSTAR-AT-TAHOE, MOUNTAIN IMPROVEMENTS (EIAQ-3679)

Project Description: Proposal includes new ski trails, snowmaking, two new ski lifts, and four lift replacements.

Project location: Northstar-at-Tahoe, located approximately six miles southeast of the Town of Truckee via State Route 267.

APN: 110-030-053, 060; 110-050-023, 033, 036, 037, 038, 041; 110-080-042, 050 and 080-260-008

Acreage: Approximately 1,500

Zoning: Forestry, RS-PD-3.0, C-2-DS

Community Plan area: Martis Valley

MAC area: none

Applicant/Owner: Trimont Land Company, P.O. Box 129, Truckee, CA 96160 (530) 562-2244

Status: Final EIR distributed June 14, 2004. The EIR was certified on June 24, 2004. The Echo Lift Replacement (addressed as part of the EIR) was approved by the Planning Commission on June 24, 2004.

County Staff: Bill Combs, Planning Department; Phillip Frantz, Department of Public Works

NORTHSTAR-AT-TAHOE, RETREAT SUBDIVISION (EIAQ-3742)

Project Description: Proposed 18 custom homesite lots with lot sizes averaging just over one acre.

Project location: North of the Overlook Subdivision and west of the Big Springs subdivision, off Big Springs Drive, approximately 1/3 mile west of the Northstar Village.

APN: 110-030-062

Acreage: 181.4

Zoning: RS, Forestry, RS-PD 3.0

MAC area: None

Community Plan Area: Martis Valley

Applicant: Booth Creek Ski Holdings, 12257 Business Park Dr., Ste. 6, Truckee, CA 96161 (530) 550-8360

Owner: Trimont Land Company, P.O. Box 129, Truckee, CA 96160 (530) 562-2244

Status: Comments due on third Administrative Draft EIR cut sheets July 13, 2004.

County Staff: Bill Combs, Planning Department; Phillip Frantz, Department of Public Works

OLIVE RANCH SUBDIVISION (PSUB-T20040308)

Project Description: Proposed 13-lot single-family residential subdivision.

Project Location: 4977 Olive Ranch Road, approximately 4200 feet east of the intersection with Cavitt Stallman Road.

APN: 046-140-002

Total Acreage: 15

Zoning: RS-AG-B-40, PD 1.0, RS-AG-B-100, PD .67

Community Plan Area: Granite Bay

MAC Area: Granite Bay

Applicant: Terrance E. Lowell and Associates, 1528 Eureka Rd., Ste. 100, Roseville, CA 95661 (916) 786-0685

Owner: Olive Ranch LLC, 4612 Ottawa Ct., Rocklin, CA 95765 (916) 786-0685

Status: Comments due on initial review July 28, 2004.

County Staff: Tom Thompson, Planning Department

PAPOOSE CHAIRLIFT USE PERMIT MODIFICATION (EIAQ-3833)

Project Description: Proposal to install a short, fixed-grip double chairlift which would replace the surface lift that was permitted and installed previously.

Project location: ¼ mile southeast of Squaw Look Road bridge on southwest corner of Resort at Squaw Creek golf course, Squaw Valley

APN: 096-220-064
Acreage: 10
Zoning: FR
Community Plan area: Squaw Valley
MAC area: Squaw Valley
Applicant/Owner: Squaw Valley Ski Corp., PO Box 2007, Olympic Valley, CA 96146 (530) 581-7162
Status: Mitigated Negative Declaration review ends August 2, 2004.
County Staff: Bill Combs, Planning Department; Michael Foster, Department of Public Works

PATTERSON SAND AND GRAVEL (Orchard Soil Amendment, Surface Mining Expansion)

Project Description: Conditional Use Permit proposed in order to expand existing orchard and mining operation.
Project location: North side of Bear River, north of Camp Far West Road, and incorporates a portion of Yuba County.
APN: 018-010-001, 002; 018-031-004, 005, 036, 051, 052, 054-059, 061 (por.), 061-063; 018-140-024, 025
Acreage: 884
Zoning: F-B-X-20, F-B-X-MR-20
Community Plan area: Placer County
MAC area: Sheridan
Applicant/Owner: Patterson Sand & Gravel, P.O. Box 12, Sheridan, CA 95681 (633-2232)/S.M. Damon Estate Trustees, P.O. Box 308, Wheatland, CA 95692 (633-2847)
EIR Consultant: EDAW
Status: Comments due on spot check Draft EIR July 12, 2004.
County Staff: Paul Thompson, Planning Department; Michael Foster, Department of Public Works

PENRYN FIRE STATION #2 (EIAQ-3737)

Project Description: Proposed use permit in order to construct a 2880 sq. ft. metal building for use as a fire station.
Project location: Humphrey Road, south of English Colony Way, Penryn
APN: 032-080-084
Acreage: 1
Zoning: RA-B-X 10
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Penryn
Applicant/Owner: Penryn Fire Station #2, P.O. Box 219, 7206 Church St., Penryn, CA 95663 (916) 663-4582
Status: Approval appealed to the Planning Commission, hearing date pending.
County Staff: Gina Langford, Planning Department; David Price, Department of Public Works

PENRYN HEIGHTS (EIAQ-3775)

Project Description: Proposed 21± multi-family dwellings on 4.9 acres.
Project location: Adjacent to Valencia Club on English Colony Way, Penryn
APN: 032-220-051
Acreage: 4.9
Zoning: CS-DH
Community Plan Area: Horseshoe Bar/Penryn
MAC area: Penryn
Applicant: Craig Rowland, 13344 Lincoln Way, Auburn, CA 95603 (530) 823-0591
Owner: Hal Shores
5051 El Don Dr., #803, Rocklin, CA 95677 (831) 475-8082
Status: Project expired on June 10, 2004.
County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

PERFORMANCE TILE PARCEL MAP (PMLD-T20040067)

Project Description: Proposed 4 lot subdivision.
Project Location: 4180 Duluth Ave., Rocklin
APN: 017-210-003
Total Acreage: 4.946
Zoning: INP-Dc
Community Plan Area: Sunset Industrial
MAC Area: None
Applicant: Ourada Engineering, 3111 Sunset Blvd., Ste. L, Rocklin, CA 95677 (916) 624-1221
Owner: Judy Richardson, E&J Developers, 4180 Duluth Ave., Rocklin, CA 95765 (916) 434-7182
Status: Comments due on initial review July 28, 2004.
County Staff: George Rosasco, Planning Department

PFE ROAD RESIDENTIAL DEVELOPMENT (EIAQ-3720)

Project Description: Proposed 91-unit residential development with lots ranging in size from 2,750 sq. ft. to 10,426 sq. ft. on 12.45 acres.

Project location: Adjacent to Walerga Road, south and PFE Road, western Placer County.

APN: 023-220-050

Acreage: 12.45

Zoning: RM-DL-8-DC

Community Plan Area: Dry Creek/West Placer

MAC area: West Placer

Applicant: Dunmore Communities, 198 Cirby Way, Suite 135, Roseville, CA 95678 (916) 781-3377

Owner: Jim Esposito, 1908 Friendship Dr., Suite A., El Cajon, CA 92020 (619) 596-2400

Status: Notice of Preparation review ends July 28, 2004.

County Staff: Gina Langford, Planning Department; Robert Vrooman, Department of Public Works

PLACER COUNTY WETLANDS ASSESSMENT AND CONSERVATION

The purpose of this project is to: 1) prepare a Wetland Assessment, an expansion of a preliminary analysis of wetland resources which will be used in the preparation of a Habitat Conservation Plan (HCP) Natural Communities Conservation Plan (NCCP), and 2) assist in the preparation of a Placer County Wetland Conservation Strategy. The County has received a \$42,000 Environmental Protection Agency grant to implement this project. Project Complete. Staff Planner: Loren Clark and Melissa Batteate.

PLACER EQUIPMENT RENTAL (PMPA-T20040357)

Project Description: Contractor's equipment storage yard to be located on easterly one acre of the 3.2 acre parcel.

Project Location: Drive-In Way at Atwood Road, North Auburn.

APN: 052-220-023

Total Acreage: 3.2

Zoning: C3-Dc

Community Plan Area: Auburn-Bowman

MAC Area: North Auburn

Applicant: AR Associates, 275 Nevada Street, Auburn, CA 945603 (530) 888-1288

Owner: Bud Prociassi, 215 Marshall Way, Auburn, CA 95603 (530) 885-8243

Status: Comments due on initial review August 9, 2004.

County Staff: Susan Maggi/Crystal Paul, Planning Department

PLACER HILLS MEADOW VISTA FIRE STATION (EIAQ-3829)

Project Description: Proposed fire station which includes minor land division, variance, use permit. Proposal includes two phases. Phase one includes the minor land division and variance to the minimum lot size at this time.

Project location: Placer Hills Road and Sugar Pine Road, Meadow Vista

APN: 077-090-028

Acreage: 8.8

Zoning: RA-B-X-5 acre minimum

Community Plan area: Meadow Vista

MAC area: Meadow Vista

Applicant: Placer Hills Fire Protection District, PO Box 350, Meadow vista, CA 95722 (530) 878-0405

Owner: Foothill Christian Fellowship, 1100 Sugar Pine Rd., Meadow Vista, CA 95722 (530) 878-0293)

Status: Second submittal due from applicant on Phase one August 11, 2004.

County Staff: Sherri Conway, Planning Department; Richard Kai, Department of Public Works

PLACER LEGACY OPEN SPACE AND AGRICULTURAL CONSERVATION PROGRAM

In June of 2000, the Board directed the staff to implement a program which will ensure that high value open space lands in Placer County are identified and protected. Open Space lands will include areas which have value due to the presence of 1) agricultural activities, 2) scenic quality, 3) significant biological resources, 4) public safety concerns, 5) recreation opportunities, and 6) cultural resources. A significant part of the program will be a Natural Communities Conservation Plan (NCCP) and Habitat Conservation Plan (HCP). The NCCP/HCP will identify and protect lands with natural communities which support a wide range of plants and animals with a particular emphasis on sensitive species. The NCCP/HCP will also provide regulatory coverage for the state and federal endangered species acts and federal wetlands laws.

Staff Planner: Loren Clark

PLACER VINEYARDS/WEST PLACER SPECIFIC PLAN

Project Description: Multi-use project consisting of residential, commercial, town center, open space and recreational uses. Project buildout will likely occur over a 30-50 year time period.

Project location: Southwest corner of Placer County, bounded on the north by Baseline Rd., on the south by the Sacramento-Placer County line, on the west by the Sutter-Placer County line, and on the east by Dry Creek and Walerga Road.

APN: various

Acreage: 5,158±

Zoning: F-B-X-DR-80, AR-B-X-DR

Community Plan area: Placer County

MAC area: None

Applicant: Spink Corp., 925-5550

EIR Consultant: Quad-Knopf

Status: Draft EIR. Discussion of ERC's 3rd ADEIR comments with applicant July 6, 2004.

County Staff: Fred Yeager/Paul Thompson, Planning Department; Phil Frantz, Department of Public Works

THE PLAZA SHOPPING CENTER (EIAQ-3697)

Project Description: Mixed use shopping center comprised of a total of 74,300± sq. ft. of building space. The center will contain five separate freestanding buildings: a 5,000± sq. ft. building in the southwest corner of the site proposed for use by a sit-down restaurant, two commercial buildings of 9,800± and 4,200± sq. ft. in the center of the project site adjacent to Highway 49, a 13,000± sq. ft. office and/or commercial building near the northwest corner of the site, and a 42,500± sq. ft. commercial building within the southeastern portion of the project site.

Project location: Northeast side of Highway 49, north of Luther Road in the north Auburn area.

APN: 052-102-016

Acreage: 10±

Zoning: CPD-DC

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: GW Consulting Engineers, 7447 Antelope Road, Ste. 202, Citrus Heights, CA 95621 (916-723-0210)

Owner: Solano Way Partnership, Bernie Magnussen, 545 Middlefield Road, Menlo Park, CA 94025 (650-327-4100)

Status: Third Administrative Draft EIR due from consultant July 13, 2004.

County Staff: Gary Winegar, Planning Department; David Price, Department of Public Works

PLEASANT GROVE/CURRY CREEK ECOSYSTEM RESOURCE MANAGEMENT PLAN

Funding will facilitate and support the development and implementation of a Comprehensive Resource Management Plan (CRMP) for the Pleasant Grove/Curry Creek watersheds in order to reduce the long-term sediment load carried by the creeks and to identify sources of water quality contamination; expand an existing citizen monitoring program to include all of the western Placer watersheds; and, increase citizen involvement and coordination of all activities in the watersheds with a designation of a Watershed Coordinator. Completion date: Mid-2005.

Staff Planner: Edmund Sullivan

PLUMPJACK SQUAW VALLEY INN EXPANSION PROJECT (EIAQ-3598)

Project Description: Proposed Major Subdivision and Conditional Use Permit in order to expand the existing PlumpJack Squaw Valley inn by constructing a new building, which will include 34 multi-family residential units, 28 lockout units, underground and street level parking, foyer/lobby area, exercise and game room.

Project location: 1970 Squaw Valley Road

APN: 096-020-023

Acreage: 3.2

Zoning: Village Commercial

Community Plan Area: Squaw Valley

MAC area: Squaw Valley

Applicant/Owner: Karen Kelly (Owner Representative)/CNCMI 3201 Filmore St., San Francisco, CA 94123 (415) 346-9876

Status: Administrative Final EIR due from project consultant July 5, 2004.

County Staff: Mike Wells, Planning Department; Michael Foster, Department of Public Works

QUALITY AUTOMOTIVE CENTER (EIAQ-3795)

Project Description: 11,299 sf automotive repair and retail center.

Project location: East side of Highway 49, 250' north of Locksley Lane

APN: 051-210-058

Acreage: 1

Zoning: C3-UP-Dc

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant/Owner: Kevin Martin, 12295 Locksley Lane, Auburn, CA 95602 (530) 885-5100

Status: Mitigated Negative Declaration review ends August 16, 2004.

County Staff: Susan Maggi, Planning Department; Stephanie Holloway, Department of Public Works

QUARRY POND (EIAQ-3583)

Project Description: Revised project includes redevelopment of existing boat storage located at the southeast corner of Douglas Blvd. and Berg St. It is proposed as an exclusive retail development consisting of 4 buildings totaling approximately 40,000 sq. ft.

Project location: Southeast corner of Douglas Blvd. and Berg Street, Granite Bay area of Placer County.

APN: 048-083-024; 048-140-089

Acreage: 5

Zoning: C2-UP-DC

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant/Owner: Lisa Powers, 369 Pine St., Ste. 310, San Francisco, CA 94104

Status: Mitigated Negative Declaration prepared and sent to applicant for review of mitigation measures.

County Staff: Tom Thompson, Planning Department; Phil Frantz, Department of Public Works

RAINTREE RANCH SUBDIVISION (EIAQ-3789)

Project Description: Proposed 130 single-family lots ranging from 0.69 acres to 1.91 acres in size.

Project location: North side of Foresthill Road, 500' east of Todd Valley, Foresthill

APN: 255-040-038, 255-050-019 & 020, 258-130-035 & 040, 258-140-015 & 016

Acreage: 288±

Zoning: RA-B-X 20

Community Plan Area: Foresthill

MAC area: Foresthill

Applicant: Spannagel and Associated. Inc., 3845 Atherton Rd., Ste. 7, Rocklin, CA 95765 (916) 624-1618

Owner: Andrew French, 3204 Orange Grove Ave., Citrus Heights, CA 95660 (916) 906-0076

Status: EIR required.

County Staff: Charlene Daniels, Planning Department; Phil Frantz, Department of Public Works

REDWOOD SHORES AQUA CULTURE AND WATER SKI COURSE (EIAQ-3784)

Project Description: Proposal to construct an aqua culture facility and allow water ski use by owners of Redwood Shores, LLC.

Project location: Critter Creek Road, West Placer County, east of Lincoln, south of Nicolaus Road.

APN: 021-370-035

Acreage: 40

Zoning: F-B-X 80

Community Plan Area: Placer County

MAC area: None

Applicant: AR Associates, 275 Nevada St., Auburn, CA 95603 (530) 888-1288

Owner: Redwood Shores Estates, LLC, 8285 Christian Lane, Granite Bay, CA 95746 (916) 965-5350

Status: Zoning Administrator hearing scheduled for July 15, 2004.

County Staff: Leah Rosasco, Planning Department; Phil Frantz, Department of Public Works

SACRAMENTO PRESTIGE GUNITE (PMUP-T20040016)

Project Description: Proposed 9,300 sq. ft. tilt-up building that will contain approximately 2,200 sq. ft of office and the balance will be warehouse. The project will also contain a 6,400 sq. ft metal building shade structure designed to house construction supplies and is intended to be open on four sides.

Project location: 4100 Duluth Ave., Rocklin

APN: 017-210-002

Acreage: 7.4

Zoning: INP-Dc

Community Plan area: Sunset Industrial

MAC area: None

Applicant: Catalyst Construction, 1495 Nichols Dr., Rocklin, CA 95765 (916) 626-3344

Owner: R & B Ventures, 9700 Del Road, Roseville, CA 95747 (916) 773-9500

Status: Comments due on second submittal July 22, 2004.

County Staff: George Rosasco, Planning Department

SANDY BEACH INTERNAL OWNERSHIP AND AFFORDABLE HOUSING (EIAQ-3757)

Project Description: Proposal includes the existing restaurant to remain with a small addition proposed and parking improvements. Existing campground and bike rental shop will be eliminated. Proposed in the existing campground area is a 45-unit development (10 affordable and 35 market rate units), with pool and clubhouse.

Project location: 6873 North Lake Boulevard (north side of Highway 28), Tahoe Vista

APN: 117-071-029

Acreage: 6.25

Zoning: 022 Tahoe Vista, Special Area #1

Community Plan Area: Tahoe Vista

MAC Area: North Tahoe

Applicant: Gary Davis Group, P.O. Box 7392, Tahoe City, CA 96145 (530) 583-9222

Owner: Resort Development Assoc., LLC (Tim Wilkens), P.O. Box 2490, Napa, CA 94558 (707) 226-6004

Status: Comments due on next submittal July 19, 2004.

County Staff: Allen Breuch, Planning Department; Robert Vrooman, Department of Public Works

SAFE AND SOUND BOAT AND RV STORAGE (EIAQ-3702)

Project Description: Proposed storage for boats and recreation vehicles includes approximately 100 parking spaces with 24-hour access.

Project location: 12381 Locksley Lane, Auburn

APN: 052-020-047

Acreage: 2.5

Zoning: INP-Dc

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant/Owner: Mark & Kathy Correnti, 1041 Sierra View Cr., Auburn, CA 95603 (530) 889-9446

Status: Project approved by the Zoning Administrator July 1, 2004.

County Staff: Susan Maggi, Planning Department; Phillip Frantz, Department of Public Works

SEYMOUR RANCH (EIAQ-3731)

Project Description: Proposed 18-unit residential development with lots ranging from 20,000 sq. ft. to 27,694 sq. ft.

Project location: North of Douglas Boulevard and Wood Thrush Way, east and adjacent to Cavitt Stallman Road in the Granite Bay area.

APN: 048-030-010

Acreage: 13

Zoning: RS-B-20

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant/Owner: Kobra Properties, 2251 Douglas Blvd., Ste. 120, Roseville, CA 95661 (916) 786-4696

Status: Approved by the Planning Commission July 8, 2004.

County Staff: Tom Thompson, Planning Department; David Price, Department of Public Works

SILLER RANCH (EIAQ-3735)

Project Description: Proposed restricted access residential-recreational community consisting of 595 single-family residences and 131 multi-family residences and approximately 200,000 sq. ft. of community recreation and maintenance. Amenities include a championship 18-hole golf course with practice facilities and clubhouse with spa, family recreation complex, a par-3 nine hole golf course, and 18-hole putting course, tennis courts, swimming pools, multi-event/play fields, a nature center, an amphitheatre with stage and multi-purpose pavilion, a winter recreation area, with mountain lodge, facilities for alpine sports and direct access to nearby commercial ski facilities, an internal community trail system with contemplative ramadas with access to the regional trail system now in development, staffed gate facilities, a community post office and project sales/administrative offices and accessory structures.

Project location: Martis Valley, south of the Lahontan project, at the southern end of Schaffer Mill Road.

APN: 080-160-005, 006, 011, 012; 110-030-002, 003

Acreage: Approximately 2,177

Zoning: O, FOR, FOR-Dr-PD-10, FOR-DR-PD-2.6, FOR-DR-PD-4.0, TPZ, FOR-DR-PD-5.1

Community Plan area: Martis Valley

MAC area: None

Applicant/Owner: Ron Parr, DMB Highlands Group, LLC, 10185 Truckee Tahoe Airport Rd., #1410, Truckee, CA 96161 (530) 550-2990

EIR Consultant: PMC

Status: Approved by the Planning Commission June 24, 2004. Project appealed to the Board of Supervisors, hearing

date pending.

County Staff: Richard Fuller, Contract Planner; Robert Vrooman, Department of Public Works

SKYLAND TANK REPLACEMENT (PMUP-T20040075)

Project Description: Proposal to replace existing 18' diameter redwood water tank with a 21' diameter steel water tank in order to provide additional water storage for fire protection.

Project location: Leota Drive, Skyland Subdivision, Tahoe

APN: 085-310-025, 024

Acreage: .46, .48

Zoning: PAS 163

Community Plan Area: West Shore

MAC area: North Tahoe

Applicant: Tahoe Park Water Co., Rick Dewante, 5090 R.J. Mathews Pkwy., Ste. 2, El Dorado Hills, CA 95762 (530) 581-2623

Owner: California Tahoe Conservancy, PO Box 7758, So. Lake Tahoe, Ca 96158 and Ralph Miller/Joe Lanza, PO Box 485, Tahoe City, CA 96145 (530) 583-0358

Status: Second submittal due from applicant June 30, 2004.

County Staff: Steve Buelna, Planning Department

SQUAW VALLEY SKI CORPORATION PARKING LOT SNOW STORAGE AREA RUNOFF TREATMENT (EIAQ-3752)

Project Description: Proposal consists of an integrated approach to storm water treatment and snow melt runoff in order to comply with Lahontan Regional Board's directive.

Project location: 1960 Squaw Valley Road, Olympic Valley

APN: 096-220-093, 046, 047, 045; 096-060-046

Acreage: 12

Zoning: Village Commercial and Conservation Preserve

Community Plan Area: Squaw Valley

MAC area: Squaw Valley

Applicant: Squaw Valley Ski Corporation, P.O. Box 2007, Olympic Valley, CA 96146 (550) 583-6985

Owner: Squaw Valley Preserve, 1960 Squaw Valley Road, Olympic Valley, CA 96146 (550) 583-6985

Status: Comments due on fifth submittal July 12, 2004.

County Staff: Bill Combs, Planning Department; Michael Foster, Department of Public Works

STOCKBRIDGE GRADING PERMIT (DGP T3256)

Project Description: Grading Permit to correct violation of grading performed prior to approval .

Project Location: Hammond Drive, Auburn

APN: 054-190-075, 007

Total Acreage: 4.6

Zoning: RS-AG-B-100

Community Plan Area: Auburn Bowman

MAC Area: North Auburn

Applicant/Owner: Karl & Joan Stockbridge, PO Box 6926, Auburn, CA 95603 (530) 823-9600

Status: Comments due on initial review July 1, 2004

County Staff: Crystal Paul, Planning Department; Michael Foster, Department of Public Works

SUNDANCE INDUSTRIAL PARK OUTDOOR STORAGE (EIAQ-3776)

Project Description: Proposal to subdivide existing parcel and create an industrial park and mini-storage facility.

Proposal includes a general plan amendment to allow 50% area for outdoor storage where 20% is currently allowed.

Project location: Athens Road and Industrial Avenue, Lincoln area

APN: 021-280-062

Acreage: 33.75

Zoning: INP-Dc

Community Plan Area: Sunset Industrial

MAC area: None

Applicant/Owner: Sundance Properties, Inc., 3825 Atherton Rd., #115, Rocklin, CA 95765 (916) 435-2090

Status: Fifth submittal due from applicant July 20, 2004.

County staff: George Rosasco, Planning Department; David Price, Department of Public Works

SUNSET-ATHENS CONNECTOR ROAD (EIAQ-3801)

Project Description: Proposed construction of a 2-lane road from the western termination of Sunset Boulevard

westward for about 0.5 miles. At that point, the road will turn northward and continue approximately 1.5 miles until it connects with Athens Avenue.

Project location: South of Athens Avenue and west of Industrial Avenue in the western portion of unincorporated Placer County.

APN: numerous

Acreage: 28

Zoning: various (APN Page 17-06)

Community Plan Area: Sunset Industrial

MAC area: None

Applicant: United Auburn Indian Community, 661 Newcastle Rd., Ste. 1, Newcastle, CA 95658 (916) 663-3727

Owner: Placer Ranch Inc. (easements are located on additional properties owned by others), 6731 Five Star Blvd., Ste. F, Rocklin, CA 95667 (916) 630-9470

Status: Comments due on second Administrative Draft EIR July 26, 2004.

County Staff: Paul Thompson, Planning Department; Robert Vrooman, Department of Public Works

SUNSET BOULEVARD/STATE ROUTE 65 INTERCHANGE (EIAQ-3814)

Project Description: Proposal to replace the existing at-grade signalized intersection with a grade-separated interchange. The project is needed to accommodate increased traffic demand generated by existing and approved development in the project area of south Placer County. Construction is anticipated to start 2007.

Project location: Sunset Boulevard at State Route 65.

Zoning: Open Space, within State right-of-way

Community Plan Area: Sunset Industrial

MAC area: None

Applicant: Placer County Department of Public Works, 11444 B Avenue, Auburn, CA 95603 (530) 889-7586

Owner: State of California, Caltrans District 3, P.O. Box 911, Marysville, CA 95901

Status: Proposed Mitigated Negative Declaration sent to applicant for review.

County Staff: Leah Rosasco, Planning Department; Ed McCarthy, Department of Public Works

TAHOE CITY MARINA EXPANSION MASTER PLAN (EIAQ-3652)

Project Description: Proposed expansion and improvements to take place in two phases that includes marina expansion, parking facilities, and public access.

Project location: 700 Northlake Boulevard, Tahoe City

APN: 094-090-008, 009, 030, 031

Acreage: 132,155 sq. ft.

Zoning: Commercial, Special Area 1

Community Plan Area: Tahoe City

MAC area: North Tahoe RAC

Applicant/Owner: Tahoe Yacht Harbor LLC, Joan Gibb, c/o Jim Phelan, P.O. Box 6510, Tahoe City, CA 96145 (530) 583-1039

Status: Draft EIR/EIS public review ended April 26, 2004. Administrative Final EIR/EIS due from project consultant.

County Staff: Bill Combs, Planning Department; David Price, Department of Public Works

TAHOE VISTA CHALETS (EIAQ-3759)

Project Description: Subdivision of 6 existing residences on 2 parcels.

Project location: 7442 North Lake Blvd., Tahoe Vista

APN: 117-130-033, 034

Acreage: 13,998 s. ft.

Zoning: 223 Tahoe Vista, Special Area #4

Community Plan Area: Tahoe Vista

MAC area: North Tahoe

Applicant: Midkiff & Associates, Inc., P.O. Box 12427, Zephyr Cove, NV 89448 (775) 588-1090

Owner: San Arentz, 6 Bret Hart Ave., Reno, NC 89509 (775) 323-1955

Status: Proposed Negative Declaration prepared and sent to applicant for review.

County Staff: Steve Buelna, Planning Department; Phil Frantz, Department of Public Works

TERRACINA, AKA ORCHARD HILL ESTATES (EIAQ-3772)

Project Description: Proposed rezoning and subdivision of 83.2 acres creating 17 residential lots and 4 common area lots.

Project location: 6287 Laird Road, Granite Bay

APN: 035-022-009

Acreage: 83.2

Zoning: RA-B-X 4.6

Community Plan Area: Granite Bay

MAC area: Granite Bay

Applicant: GW Consulting Engineers, 7447 Antelope Rd., Ste. 202, Citrus Heights, CA 95621 (916) 723-0210

Owner: 6287 Laird Rd., LLC, Attn: Greg Leon and Ken Miller, 2998 Douglas Blvd., Ste. 300, Roseville, CA 95661 (916) 780-3815

Status: Approved by the Planning Commission May 13, 2004. Board of Supervisors hearing date pending.

County Staff: Gina Langford, Planning Department; Phillip Frantz, Department of Public Works

VAL VERDE EQUESTRIAN CENTER (EIAQ-3821)

Project Description: Proposal to obtain a use permit for an existing horse boarding/breeding operation.

Project location: 5220 Val Verde Road, Loomis

APN: 036-150-003

Acreage: 29

Zoning: RA-B-X-4.6

Community Plan Area: Rural Estates

MAC area: Granite Bay

Applicant/Owner: Chris & Susan Lehner, 5220 Val Verde Rd., Loomis (916) 660-0385

Status: Second submittal due from project applicant August 2, 2004.

County Staff: Roy Schaefer, Planning Department; Robert Vrooman, Department of Public Works

VIRGINIAN APARTMENTS (EIAQ-3763)

Project Description: Proposed 32-unit condominium complex (2 bedroom, 1 bath; 4 buildings of 8 condominiums)

Project location: Gateway Court, Auburn

APN: 052-040-080

Acreage: 34,000 sq. ft.

Zoning: RM-DL15-Dc

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant/Owner: CDB Development, Inc., c/o Clifford D. Brabant, 8265 Sierra College Blvd., Ste. 310, Roseville, CA 95661 (916) 797-9277

Status: Mitigated Negative Declaration sent to applicant for review of mitigation measures.

County Staff: Gary Winegar, Planning Department; Richard Kai, Department of Public Works

WALGREENS DRUG STORE (EIAQ-3810)

Project Description: Proposed 14,500 sq. ft. drug store with drive-up window.

Project location: New Airport Road at Highway 49, Auburn

APN: 052-102-045, 050

Acreage: 1.38

Zoning: O, CPD-DC

Community Plan Area: Auburn/Bowman

MAC area: North Auburn

Applicant: A.R. Associates, 275 Nevada Street, Auburn, CA 95603 (520) 888-1288

Owner: Robert Chittenden, 1775 Old Airport Road, Auburn, CA 95603 (530) 885-9734

Status: Third submittal due from applicant July 19, 2004.

County Staff: Sherri Conway, Planning Department; Phil Frantz, Department of Public Works

WALSH PROPERTIES NEW PARKING AREA (PMPB-T20040213)

Project Description: Construction of a new commercial parking area inclusive of 47 stalls.

Project Location: 7411 North Lake Blvd., Tahoe Vista

APN: 117-130-068

Total Acreage: 41,459 sq. ft.

Zoning: PAS 022 SA #4

Community Plan Area: North Tahoe

MAC Area: North Tahoe

Applicant/Owner: James & Virginia Walsh, PO Box 189, Tahoe Vista, CA 96148 (530) 546-8248

Status: Comments due on initial review July 19, 2004.

County Staff: Steve Buelna, Planning Department

WATT PROPERTY STREAMBANK STABILIZATION AND REVEGETATION/QUARTZITE CIRCLE TREE VIOLATION (EIAQ-3830)

Project Description: Streambank stabilization and revegetation along 400 feet of a side channel of Strap Ravine to

correct tree removal violation.

Project location: South of Douglas Blvd, east of Sierra College Blvd., and north of Eureka Road in Granite Bay.

APN: 048-141-006

Acreage: 9±

Zoning: RA-B-100

Community Plan area: Granite Bay

MAC area: Granite Bay

Applicant/Owner: Suzanne Watt, 428 39th Ave., San Francisco, CA 94121 (415) 421-7640

Status: Second submittal due from applicant July 26, 2004.

County Staff: Tom Thompson, Planning Department; Michael Foster, Department of Public Works

WEIMAR-APPLEGATE-COLFAX COMMUNITY PLAN UPDATE

Project Description: An update of the two community plans covering the Colfax, Weimar, and Applegate communities and surrounding areas. The Board has authorized this work to begin in the current fiscal year and it is anticipated that the County will be hiring one or more consultants to assist in this effort. Surveys have been sent to property owners and residences in the Plan area.

Project location: Colfax, Weimar and Applegate

MAC area: Colfax, Applegate, Weimar

Applicant: Placer County

Status: Working on finalizing the Policy Document and updated land use diagram. Draft EIR expected release date December, 2004.

County Staff: Loren Clark/Leah Rosasco, Planning Department

WEST LINCOLN 101, WIRELESS COMMUNICATION FACILITY, SURE WEST WIRELESS (PMPB-T20040163)

Project Description: Installation of a monopole and ground equipment for SureWest antenna.

Project location: 570 Nelson Lane, Lincoln

APN: 021-500-007

Acreage: 11.78

Zoning: FBX-80

Community Plan Area: Placer County

MAC area: Rural Lincoln

Applicant: Anthem Telecom, 3333 E. Camelback Rd., Ste. 255, Phx, AZ 85018 (602) 224-9616

Owner: William & Joan Gillette, 570 Nelson Ln., Lincoln, CA 95648 (916) 645-7177

Status: Second submittal due from applicant July 26, 2004

County Staff: Paul Thompson, Planning Department

WESTERN PLACER COUNTY AGRICULTURAL ASSESSMENT

State funds were utilized to identify agricultural resources in Placer County and determine how these resources can be protected over time. This effort will expand the foundation for a future implementation program (Placer Legacy) that would include the use of conservation easements on high value agricultural lands. A \$54,090 Department of Conservation grant was awarded for this project. Project Complete. The report can be viewed on the County's web site: www.placer.ca.gov/agriculture/agri/htm.

Staff Planner: Loren Clark and Christopher Schmidt

WESTERN PLACER WATERSHEDS COORDINATION, PLANNING & ASSESSMENT

The purpose of this project is to refine an Ecosystem Restoration Plan for Auburn Ravine and Coon Creek, prepare a Coordinated Resource Management Plan for the Pleasant Grove/Curry Creek Watershed, increase outreach and education, and hire a Watershed Coordinator to oversee the above. The County has received a \$425,000 CALFED grant to implement this project. Work begins: Fall 2002.

Staff Planner: Edmond Sullivan

WHISPER CREEK SUBDIVISION (EIAQ-3799)

Project Description: Proposed 104-lot subdivision, 6 open space lots, 2 landscaped lots, and 1 recreation lot.

Project location: South side of PFE Road west of Don Julio Road, near the Sacramento County line.

APN: 023-260-002, 006, 007, 017

Acreage: 36.7

Zoning: RS-AG-B-X-20, PD2; O-PD2

Community Plan Area: Dry Creek

MAC area: West Placer

Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608

Owner: County Builders LLC, 3050 Tilden Dr., Roseville, CA 95661-7942
Status: Notice of Preparation review ends July 26, 2004.
County Staff: Gina Langford, Planning Department; David Price, Department of Public Works

WHISPER CREEK UNIT 2 (EIAQ-3797)

Project Description: Proposed 80-unit single family subdivision
Project location: Northeast corner of Walerga Road and PFE Road.
APN: 023-221-016, 050
Acreage: 28.6±
Zoning: RS-AG-B-20, PD 2.0
Community Plan Area: Dry Creek
MAC area: West Placer
Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., #19, Carmichael, CA 95608 (916) 331-4336
Owner: County Builder LLC, 3050 Tilden Dr., Roseville, CA 95661-7942 (916) 761-5402
Status: Notice of Preparation review ends July 26, 2004.
County Staff: Gina Langford, Planning Department; David Price, Department of Public Works

WILSON SUBDIVISION (EIAQ-3794)

Project Description: 16-lot subdivision with lots ranging from 2.3 to 3.3 acres in size and 30.6 acres proposed as Open Space.
Project location: Southeast of the Trailhead Subdivision in the southeast portion of Todd Valley, Foresthill.
APN: 256-140-001
Acreage: 80±
Zoning: RF-B-X (20 acre minimum) PD-0.22
Community Plan Area: Foresthill
MAC area: Foresthill Forum
Applicant: Spannagel and Associates, 3845 Atherton Road, Suite 7, Rocklin, CA 95765 (916) 624-1618
Owner: Margaret Wilson, P.O. Box 605, Foresthill, CA 95631
Status: Fourth submittal due from applicant July 12, 2004.
County Staff: Charlene Daniels, Planning Department; Robert Vrooman, Department of Public Works

WINDING CREEK SUBDIVISION (EIAQ-3751)

Project Description: Proposed 11-lot subdivision includes one open space lot and one landscape lot.
Project location: West side of Cook Riolo Road and south of Vineyard Road, West Placer County
APN: 023-240-040
Acreage: 24.5±
Zoning: RS-AG-B-40, PD 1.0/O-PD 1.0
Community Plan Area: Dry Creek/West Placer
Applicant: Baker-Williams Engineering Group, 6020 Rutland Dr., Ste. 19, Carmichael, CA 95608 (916) 331-4336
Owner: Fisher et al, c/o County Builder LLC, 3050 Tilden Dr., Roseville, CA 95661-7942 (916) 761-5402
Status: Fifth submittal due from applicant July 26, 2004.
MAC area: West Placer
County Staff: Tom Thompson, Planning Department; Phil Frantz, Department of Public Works

YANDOLINO DRIVEWAY (EIAQ-3836)

Project Description: Proposed Grading Permit to construct a driveway and install a culvert in order to access property.
Project Location: 1400 feet east of Fruitvale Road and Gold Hill intersection on the south side of Fruitvale Road.
APN: 031-280-064
Total Acreage: 17.9
Zoning: FBX10
Community Plan Area: Placer County
MAC Area: Rural Lincoln
Applicant/Owner: Carlo Yandolino, 5730 Fruitvale Rd., Newcastle, CA 95658
Status: Mitigated Negative Declaration review ends July 20, 2004.
County Staff: Leah Rosasco, Planning Department